

Address: 10123 Boylston St, Port Charlotte, Florida 33981

House Model: Concordia

1,854 Living Square Footage

2,998 Total Square Footage

3 Bedroom & 3 Bathrooms & Den (2 of the Bedrooms have 2 Master Suites)

3 car garage

Canal lots with Gulf of Mexico access

\$126,000.00: Gulf Access Lot (Fixed price per signed lot contract)

\$2,520.00: Lot Closing Cost (Based on 2% of lot purchase price)

\$280,000.00 House Cost (Based on signed builder contract)

\$18,500.00 Extra Fill (Fill expense may end up less as permit may require less fill after city inspection per builder)

\$9,800.00 Water & Sewer Connection (Estimated)

\$7,800.00 Low Pressure System (Estimated)

\$60,000.00 Pool & Spa With Deck 18 by 50 & Cage (Standard Retain Wall)
(Estimated)

\$100,303.00 Builder 23% (Based on builder cost) (All parties have access to builder expense register and all receipts)

\$3,500.00 Electric & Water Bills (Pro Rata estimated to be paid monthly)

\$4,500.00 Escrow & Title Fee's (Estimated)

\$750.00 Appraisal (Paid during lot inspection period)

\$3,000.00 Insurance & Taxes (Estimated)

\$19,500.00 Debt Service (Estimated 9 months)

\$13,360.00 Backend Closing Cost Based On 1.60% Of Sales Price (Based on sales
\$835,000.00 sales price)

\$50,100.00 6% Real Estate Commission Based On \$835,000.00 Sales Price
(Based on \$835,000.00 sales price)

\$15,000.00: Projected Construction Loan Closing Costs (Estimated)
(THIS IS AN ESTIMATE OF COSTS)

\$714,633: ESTIMATED COST

-\$835,000.00 ESTIMATED RETAIL SALES PRICE

= \$120,367.00 POTENTIAL NET CASH PROFIT

**This is a financed new home construction project analysis report.

**Estimated construction loan down payment & loan closing cost based on good faith estimate attached:

** At construction closing 6 month of interest payments will be escrowed. Monthly lender debt service is based on funds that have been released by the lender. After 6 months in the event the home has not sold investor is required to make monthly

debt service payment.

**Investor must pay cash for the lot prior to the construction loan closing.

*Investor funds \$82,500.00 as a lot construction down payment which includes most investor closing cost and lender fee's. Funds for builder to begin building home, 6 months of pre-paid debt service to lender, etc. There may be an additional amount owed by investor to cover all closing pre-paid expenses. This amount is based on a project by project basis. The \$7,500.00 builder deposit funded at builder contract signing is credited against the required \$82,500.00.

** Manager discloses that thorough due diligence has been done by manager, builder & lender to identify expenses.
All expenses documented are the estimated amounts based on that due diligence.

** Projected Cash Investment: Financed project:
\$126,000.00 Lot Closing: (Fixed Price per signed lot contract for purchase)
\$75,000.00: Projected Down Payment & Closing Costs Construction Loan (Based on a good faith estimate)
\$2,520.00: Estimated Lot Closing Cost.
\$3,500.00: Electric & Water Bills (Pro Rata estimated to be paid monthly)
\$750.00: Appraisal (Paid during lot inspection period)
\$7,500.00: Deposit for Builder Contract. (Credited towards builder amount owed in builder contract and construction loan down payment)
\$10,000.00: Social Impact Enterprises, LLC advance against 50% of the profit to Social Impact Enterprises
\$TBD: Additional closing cost may be required subject to case by case project basis and based on how long it takes to sell new home additional debt service may be required.

** Estimated Cash Investment: \$225,270.00 (additional closing cost subject to case by case project basis and based on how long it takes to sell new home additional debt service may be required to be funded by investor.

** Projected Net Cash Profit: \$120,367.00 POTENTIAL NET CASH PROFIT

** Projected Cash on Cash Return: 53.43%