

S T E P 1 Purchasing & Financing		
Which month of the year are you closing on this deal?		
		4
Purchase Price	\$	100,000
ARV for Refinance	\$	150,000
Closing cost with wholesaler (not lender), if any	\$	299
Rehab Cost, if any	\$	15,000

COMPARING VARIOUS FINACING OPTION FOR A DEAL

S T E P 2 Bank Financing		
Bank Financing		
Down Payment %	Enter % here =	20.00%
Down Payment \$		20,000
Other Closing/Misc. Cost		\$ 5,000
Reserve Requirement (Enter months =)		0
Total cash needed to get approved		\$ 25,000
Principle and Interest Calculation		
Principle		\$ 80,000
Loan adjustments		-
Total principle		\$ 80,000
Rate	Enter % here (e.g. 4.5)	4.85
Term of the Loan in year	Enter years here =	30
Months (Total number of payments)		360
Monthly Principle and Interest		\$ 422

Private Lenders/Other/Cash			
Lenders	Loan amount	Interest rate	Monthly Interest
Private lender 1	\$ 15,000	10%	\$ 125
Private lender 2	\$ 15,000	10%	\$ 125
Private lender 3	\$ -	10%	\$ -
Private lender 4		0%	\$ -
Private lender 5		0%	\$ -
Private lender 6		0%	\$ -
Private lender 7	\$ -	0%	\$ -
Private lender 8	\$ -	0%	\$ -
Credit Cards	\$ -	0%	\$ -
Balance Transfer	\$ 20,000	0%	\$ -
Total	\$ 50,000		\$ 250

Any other fees related to private lender transaction (e.g.: legal)	\$	-
Personal cash for the purchase and repair	\$	65,299
Total personal cash for the purchase and repair	\$	65,299

S T E P 3 Summary		
Total personal cash invested before refinance	\$	40,299
Total cash required to get loan	\$	25,000
Total Loan	\$	80,000
Average Interest per month	\$	317

Summary		
Total personal cash invested before refinance	\$	65,299
Total cash required to get loan		N/A
Total Loan	\$	50,000
Interest per month	\$	250

Hard Money Lender		
Lender does Loan to Cost (LTC) or Loan to Value (LTV) ?	Select here =	LTV
Lender's Loan to Cost (LTC)	Select here =	80%
Interest rate		10.00%
Adjustment to loan amount, if any	\$	-
Loan Amount		\$120,000
Cash Needed at Closing for Loan Approval		
Lender's fee (Points)	1%	\$ 1,200
Other fees (Flood, credit report, and others)		\$ 500
Other fees 1		\$ -
Other closing cost with lender		\$ 2,500
Cash reserve required by lender (Down Payment)		\$ -
Months of interest reserve required by lender	0	\$ -
Other reserve required by the lender		-
Total cash for required for loan	\$	4,200
Interest per month		\$ 1,000

Summary		
Total personal cash invested before refinance	\$	4,200
Total cash required to get loan	\$	4,200
Total Loan	\$	120,000
Interest per month	\$	1,000

BANK LOAN SCHEDULE

Loan Information	
Loan Balance:	\$ 80,000
Loan terms in Years	30
Total Months:	360
Interest Rate	4.85
Loan Start Month	4
Loan Start year	2018
Monthly Payment	\$422

Number of payments	Months	Principle	Interest	Year End Balance
0				
0				
0				
1	April	98.82	323.33	79,901.18
2	May	99.22	322.93	79,801.95
3	June	99.62	322.53	79,702.33
4	July	100.02	322.13	79,602.31
5	August	100.42	321.73	79,501.88
6	September	100.83	321.32	79,401.05
7	October	101.24	320.91	79,299.81
8	November	101.65	320.50	79,198.15
9	December	102.06	320.09	79,096.09
	Total 2018	903.91	2,895.47	

Number of payments	Months	Principle	Interest	Year End Balance
10	January	102.47	319.68	78,993.62
11	February	102.88	319.27	78,890.73
12	March	103.30	318.85	78,787.43
13	April	103.72	318.43	78,683.70
14	May	104.14	318.01	78,579.56
15	June	104.56	317.59	78,475.00
16	July	104.98	317.17	78,370.01
17	August	105.40	316.75	78,264.61
18	September	105.83	316.32	78,158.78
19	October	106.26	315.89	78,052.51
20	November	106.69	315.46	77,945.82
21	December	107.12	315.03	77,838.70
	Total 2019	1,257.39	3,808.45	

Number of payments	Months	Principle	Interest	Year End Balance
22	January	107.55	314.60	77,731.14
23	February	107.99	314.16	77,623.15
24	March	108.42	313.73	77,514.73
25	April	108.86	313.29	77,405.86
26	May	109.30	312.85	77,296.56
27	June	109.74	312.41	77,186.82
28	July	110.19	311.96	77,076.62
29	August	110.63	311.52	76,965.99
30	September	111.08	311.07	76,854.91
31	October	111.53	310.62	76,743.37
32	November	111.98	310.17	76,631.39
33	December	112.43	309.72	76,518.96
	Total 2020	1,319.74	3,746.10	