

Partnership Executive Summary

Colonial Estates

Created for: Janet L. Partner

Date: 7/14/2008

Project Information

Type	Special Purpose
Number of Units	34
Total Square Footage	77,400
Working Capital	500,000
Land Equity	3,800,000
Maximum Loan Commitment	9,500,000
<i>This is a revolving loan.</i>	
Pay off Loan after	16 months

Revenue

Sales of Units	17,280,000
Total	17,280,000

Costs

Land & Improvements, Purchase Cost	280,000
Soft Costs	2,408,520
Unit Construction Costs	8,379,200
Site Hard Costs	598,000
Total	11,665,720

Total Project Profit 1,814,280

Breakeven Month 04-2010

Project Return on Equity 42.19%

Partner Information

Cash Contribution	45,000
Preferred Return	5.00%
Share of Cash Distributions	1.00%

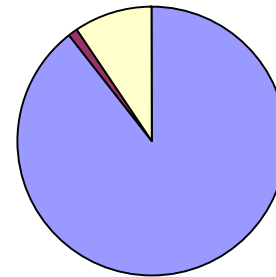
Distributions to Janet L. Partner

from Preferred Return	2,971
from Return of Capital	45,000
from Profit	17,846
Total	65,817

Financial Measures

Internal Rate of Return	32.80%
Net Present Value @ 10.00%	12,922

Equity Source



<ul style="list-style-type: none"> ■ Developer ■ Janet L. Partner ■ All Other Limited Partners
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