

Partnership Executive Summary

Colonial Estates

Created for: Janet L Partner

Date: 4/23/2020

Project Information

Type	Subdivision
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

Partner Information

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

Revenue

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

Distributions to Janet L Partner

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

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

65,817

Financial Measures

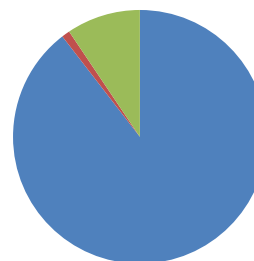
Internal Rate of Return	32.80%
Net Present Value @ 10.00%	12,922

Total Project Profit 1,814,280

Breakeven Month 04-2022

Project Return on Equity 42.19%

Equity Source



- Joe Developer
- Janet L Partner
- All Other Limited Partners