

## Project Executive Summary Colonial Estates

Date: 4/23/2020

Type	Subdivision	<b>Revenue</b>	
Number of Units	34	Sales of Units	17,280,000
Total Square Footage	77,400		
Working Capital	500,000	<b>Total</b>	17,280,000
Land Equity	3,800,000		
Maximum Loan Commitment	9,500,000		
<i>This is a revolving loan.</i>			
Pay off Loan after	16 months	<b>Costs</b>	
<b>Total Project Profit</b>	1,814,280	Land & Improvements, Purchase Cost	280,000
<b>Breakeven Month</b>	04-2022	Soft Costs	2,408,520
<b>Project Return on Equity</b>	42.19%	Unit Construction Costs	8,379,200
<b>Joe Developer's IRR</b>	29.58%	Site Hard Costs	598,000
<b>Joe Developer's NPV @ 10.00%</b>	949,266	<b>Total</b>	11,665,720

