

Court Street @DaBeach

**6145 Court Street Build**  
Purchase | Build out | Resale

6/14/2019

All numbers are estimated

**Bank Financing Option**

Sanibel Captiva Bank  
Dan Cronin  
Construction Build Loan

Total Estimated cost per House& Lot x2 Homes sites	\$1,258,450	Build out
Total Project Build & Acquisition Cost	<u>\$2,516,900</u>	Estimated 2 homes ready for sale
- Acquisition cost	\$1,386,900	Cash Invested
Total Loan Amount	<u>\$1,130,000</u>	Estimated build cost for 2 homes constructed at same time
Interest Only & Fees 18 months	\$73,950	Estimated on draws from date (see chart)
Projected Net Profit (2 houses)	\$1,039,588	18 month buildout and sale
less loan cost	<u>\$73,950</u>	Estimated on draws from date (see chart)
Project Net Profit	\$965,638	18 month buildout and sale
/2		
Adjust Net Profit per House	<u>\$482,819</u>	