

Hard Money Loan Example Breakdown

Property Details

• Purchase Price	\$162,000
• Rehab Costs	\$ 30,000
• ARV	\$250,000

Est. Closing Costs

• Closing Charges	\$ 4,860
• Attorney Fee	\$ 1,000
• Insurance	\$ 900
• Appraisal	\$ 550

Loan Terms

• 3 Points at 9% Int. Rate	
• Loan Amount (80% LTC)	\$153,600
• Points	\$ 4,608
• Monthly Payments	\$ 1,152

Breakdown

• ARV	\$250,000
• Purchase Price	-\$162,000
• Rehab Costs	-\$ 30,000
• Closing Costs	-\$ 7,310
• Points	-\$ 4,608

Potential Profit: **\$45,000+**