

**Feb-20**  
**ADDRESS**

**238**

	1st stage		
<b>PURCHASE PRICE</b>		120,000	
<b>DEPOSIT</b>	A	31,877	
<b>LOAN</b>		88,123	
<b>PURCHASE COSTS</b>			
<b>BRIDGING COSTS</b>		5,600	10 months
<b>VAL &amp; LEGALS</b>		3,050	
<b>FINDERS FEE</b>		3,000	
<b>FURNISHINGS</b>		7,500	Estimate
<b>STAMP DUTY</b>		3,600	
<b>ARCHITECT</b>		2,450	
	B	25,200	
<b>TOTAL A + B</b>		57,077	
<b>PROJECTED REFURB</b>		45,000	
<b>TOTAL CASH REQUIRED</b>		<u>102,077</u>	

<b>RE-MORTGAGE</b>	2nd Stage	
<b>VALUE</b>		220,000
<b>New mortgage 75%</b>		165,000
<b>CURRENT BRIDGE LOAN</b>		88,325
<b>NETT CASH BACK</b>		<u>76,675</u>

This may change based on actual valuation

**CASH RETAINED IN PROJECT** -25,402