# **Private Lending Case Study**

5562 Carew Street, Houston, TX 77096

Funding Date: January 31, 2012

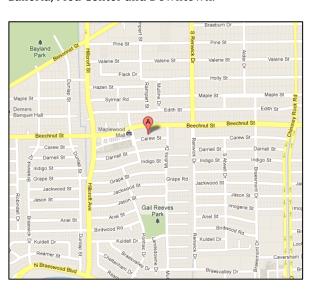
Repayment Date: September 25, 2012

# Private Investor Loan For Remodel Project in Houston, TX That Paid Out a 7.07% Annualized Return on Investment.

This funding opportunity was for 100% of a second position real estate investment loan in the amount of \$61,500 USD that was used towards the acquisition and renovation of a single-family property in the desirable Maplewood subdivision in Houston, TX. The original loan was for 6-months and was extended for an additional 3 months. After having an inspection, the buyer requested that the cast iron plumbing be replaced prior to closing. The additional expense of this repair cut into the projected profits that the private lender was to realize upon sale.

# **Property Information:**

5562 Carew Street was a 1,832 square foot single-family residence that was built in 1963. It had 3-bedrooms, 2- full baths and was located in Maplewood, which is a desirable neighborhood in Houston with its close proximity to the Meyerland, Galleria, Med Center and Downtown.



Below are both projected and actual returns for this investment:

## **Projected Returns**

Investment Amount:	\$22,500.00
Loan Term:	6-Months
Loan Type:	Interest Only
Interest Rate:	8.00%
Projected Return on Investment:	13.26%
Annualized Rate of Return:	26.52%

### **Actual Returns:**

Investment Amount:	\$22,500.00
Loan Term:	9-Months
Loan Type:	Interest Only
Interest Rate:	8.00%
Actual Return on Investment:	4.73%
Annualized Rate of Return:	7.07%%

Return On Investment (ROI) - A performance measure used to evaluate the efficiency of an investment or to compare the efficiency of a number of different investments. To calculate ROI, the benefit (return) of an investment is divided by the cost of the investment; the result is expressed as a percentage or a ratio.

#### Additional Information:

For additional information on this case study or future private lending opportunities please contact:

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