FINANCIAL RESOURCES

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LENDING OPPORTUNITY

Moultonborough, New Hampshire, Construction Project

Loan Amount: \$237,000 first position Construction Loan (60% LTV)

Recommended Terms: \$237,000 @ 13%, 18 month balloon

Secured by: Completed Value \$395,000

Location: Moultonborough, New Hampshire

Borrower/Owner:

Summary: Similar is looking for a construction loan to build a spec hor in this five lot development. He is looking to build an attractive 2,492 square foot mc fular home on this 1.67 acre parcel of land. This two floor cape will have a total of 7 roo ns, including 3 bedrooms and 3 bathrooms. The recently sold a home identical to his one for \$395,000. Additional features include a one car garage underneath, a deck and a fireplace.

This home will be built in the town of Moultonborough in the scenic Lakes Region of New Hampshire. The property will be close to the state's largest body of water, Lake Winnipesauke, and many of New Hampshire's finest year round attractions.

The borrower is a general contractor and also owns his own modular home dealership. His company will be doing all the necessary construction work. He himse f has good credit and has done many projects like this in the past. This home will be on the market during construction and he hopes to have the home pre-sold before construction is completed.

the event the home does not sell he has been pre-qualified for conventiona financing up to 95% loan-to-value.

Please call me if you have any questions and/or would like a complete package.

Sincerely.

Scott Farah, President

Enclosures: Appraisal Summ ary Comparable Pic ures

...and Assistance of the Lakes Region, Inc.
Specializing in Residential & Business Real Estate Financing