



FIRST CAPITAL FUNDING

LOAN PROPOSAL

Company Name:

Company Process Details

1. Company overview
 - 1.1. Who we are
 - 1.2. What we do
 - 1.3. What we can offer
2. Scope of business model
 - 2.1. Departments/teams
 - 2.2. Positions/team member overview
3. Residential property investment strategies
 - 3.1.1. Wholesale acquisition/activities involved/exit strategy
 - 3.1.2. Retail acquisition/activities involved/exit strategy
 - 3.1.3. Cash flow and appreciation acquisition/activities involved/exit strategy
 - 3.1.4. 'Subject to' acquisition/activities involved/exit strategy
4. Commercial property investment strategy
 - 4.1.1. Evaluation process
 - 4.1.2. Examination of project viability
5. Why us?
 - 5.1. Team knowledge and experience

REAL ESTATE INVESTMENT PLAN W/EXIT STRATEGIES

1. OVERVIEW

2. SCOPE OF BUSINESS MODEL

3. RESIDENTIAL PROPERTY INVESTMENT STRATEGY:
 - 3.1.1. Wholesale
 - 3.1.2. Retail (also known as rehabbing or flipping)
 - 3.1.3. Cash Flow and Appreciation
 - 3.1.4. "Subject To"

4. COMMERCIAL PROPERTY INVESTMENT STRATEGY:

5. WHY SHOULD YOU INVEST IN US?

Project Images

Address

EXECUTIVE SUMMARY

PROJECT DESCRIPTION AND STRATEGY:

PROJECT LOCATION AND NEARBY AMENITIES:

PROJECT FINANCIAL SUMMARY:

Address

AFTER REPAIRED VALUE: \$

\$
\$
\$
\$
\$
\$

Project Costs

PURCHASE PRICE
REHAB COSTS
CLOSING COSTS
4 MONTHS PAYMENTS
CONTINGENCY / INSURANCE
TOTAL

PROJECTED PROFIT:

PROJECT EXIT STRATEGIES:

- STRATEGY 1:
- STRATEGY 2:
- STRATEGY 3:

COMPARATIVE MARKET ANALYSIS:

SOLD COMPS

ADDRESS

SqFt

Sold Price

Sold Date

CMA SUMMARY:

ABOUT US:

Property Address:

Task ID	Task Name	Duration	Start Date	Finish Date	Phase Cost
1	Phase 1				
2					
3					
4					
5					
6	Phase 2				
7					
8					
9					
10					
11	Phase 3				
12					
13					
14					
15					
16	Phase 4				
17					
18					
19					
20					
21	Phase 5				
22					
23					
24					
25					
26	Phase 6				
27					
28					
29					
30					
31	Phase 7				
32					
37					
38					
39					
40	Phase 8				

TOTAL	
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Previous Project

ADDRESS	PURCHASE PRICE	PURCHASE DATE	CONSTRUCTION COSTS	GROSS PROFIT
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
			TOTAL	\$