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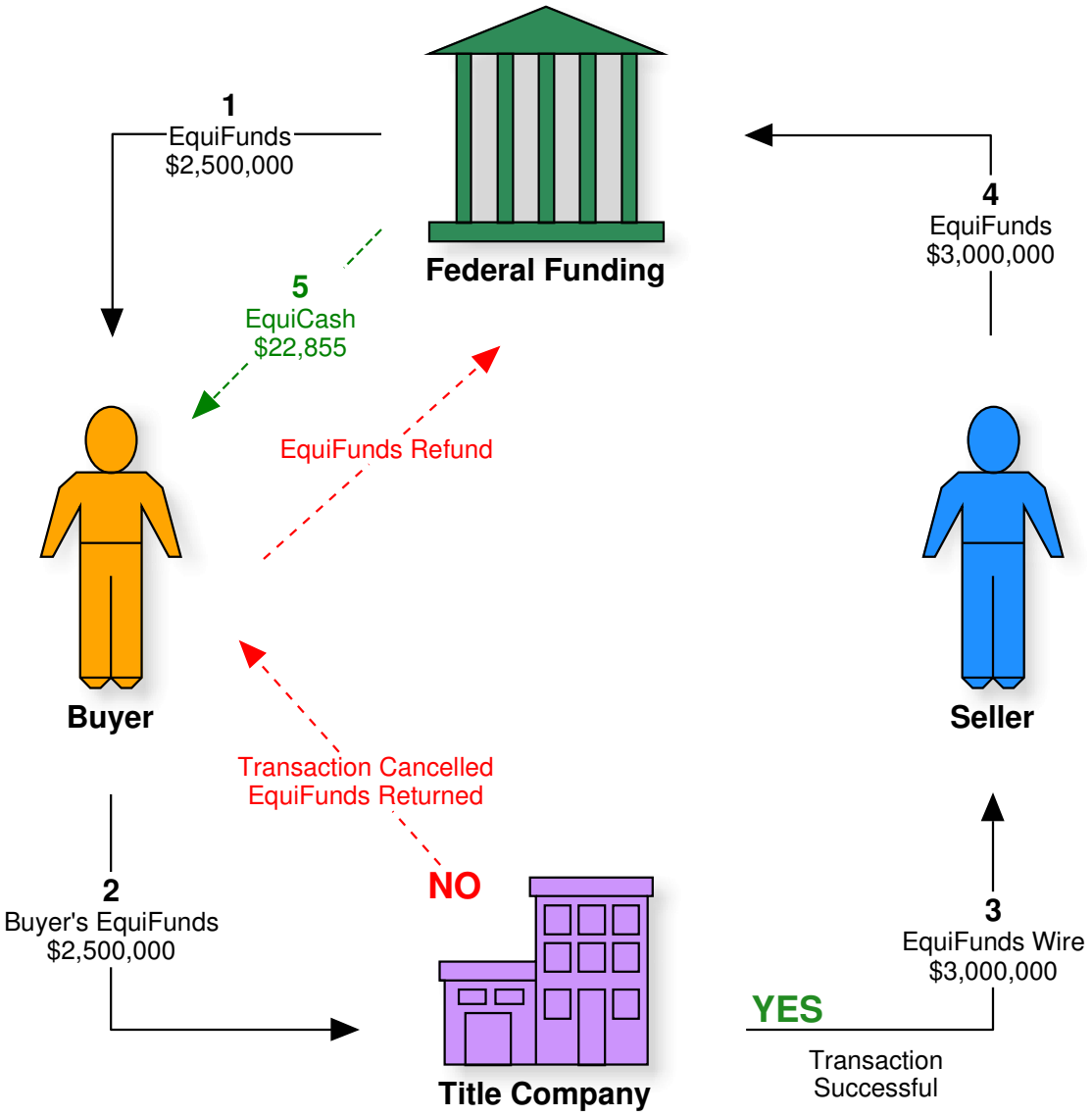
EquiFund Scenario #1

Commercial Transaction with EquiFunds & EquiCash $0 Downpayment



Transaction Details

$12,500,000	Purchase Price at 80% LTV
$10,000,000	Loan Amount
$ 9,500,000	Seller Gross Sales Price
$ 2,500,000	Downpayment Required
$ 3,000,000	Property Equity
$ 2,500,000	EquiFunds at 20%
$ 200,000	Closing Costs
$ 0	Buyer's Funds to Closing
$ 22,855	EquiCash to Buyer
$ 3,000,000	Seller's EquiFund Invoice

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- [ ] Residential EquiFund Calculator
- [x] Commercial EquiFund Calculator

Deluxe EquiFund Calculator

Deluxe EquiFund Calculator	Scenario #1	Scenario #2
Buyer's Purchase Price (Appraised Value)	**$12,500,000**	**$12,500,000**
Buyer's Equity Funds Needed to Close	$0	$0
Seller's Final Sales Price	**$9,500,000**	**$9,500,000**
Seller's Deferred Equity Lien	$0	$0
Seller Carry at Closing	0.00%	0.00%
Buyer's CC's Paid by EquiCash	$200,000	$0
Maximum LTV % - Primary Lender	80.00%	75.00%
Maximum 2nd LTV % Secondary Lender	0.00%	0.00%
Total Overall Downpayment Required	**$2,500,000**	**$3,125,000**
Effective Seller's Sales Price	$9,500,000	$9,500,000
Total Amount of Equity	**$3,000,000**	**$3,000,000**
New Primary Loan	$10,000,000	$9,375,000
New Secondary Loan	$0	$0
Seller Carry Loan (Disclosed)	$0	$0
Total Amount of Loans	$10,000,000	$9,375,000
Total % of Loans at Closing	80.00%	75.00%
Buyer Equity %	0.00%	0.00%
Loans + Buyer's Equity	$10,000,000	$9,375,000
Total Amount of Equity Needed (%)	20.00%	25.00%
EquiFunds Funded	**$2,500,000**	**$2,725,909**
EquiFund Fee	$250,000	$272,591
EquiFund Administrative Fee	$1,500	$1,500
Total EquiFund and Fees	$2,751,500	$3,000,000
Buyer's Equity Available as EquiCash	**$248,500**	Scenario #2 ▼
Money Needed between BDP, SDE	Scenario #1 ▲	**-$439,000**
EquiCash Fee	$24,850	$0
EquiCash Administrative Fee	$795	$0
Net Available Funds to Buyer	**$22,855**	$0
Buyer's Own Funds Needed to Close	$0	**-$399,091**
TOTAL DUE FEDERAL FUNDING	**$3,000,000**	**$3,000,000**

EquiCash Estimator	Scenario #1	Scenario #2
Enter EquiCash Desired	$0	$0
BPP for EquiCash	$12,182,543	$13,105,517
SFSP for EquiCash	$9,748,500	$9,500,000

Points of Interest	Scenario #1	Scenario #2
Maximun SFSP	$9,748,500	$9,500,000
BPP at No EquiCash Point	$12,181,410	$13,105,517

Client & Property Information	
Date:	
Client Name:	
Contact Number:	
Property Address:	
City/State/Zip:	
Loan Officer:	
Contact Number:	
Email:	

Comments:

Legend

BDP = Buyer's Down Payment
BPP = Buyer's Purchase Price
SFSP = Seller's Final Sales Price
SDCC = Seller's Deferred Closing Costs
SDE = Seller's Deferred Equity
DP = Down Payment
CC's = Closing Costs

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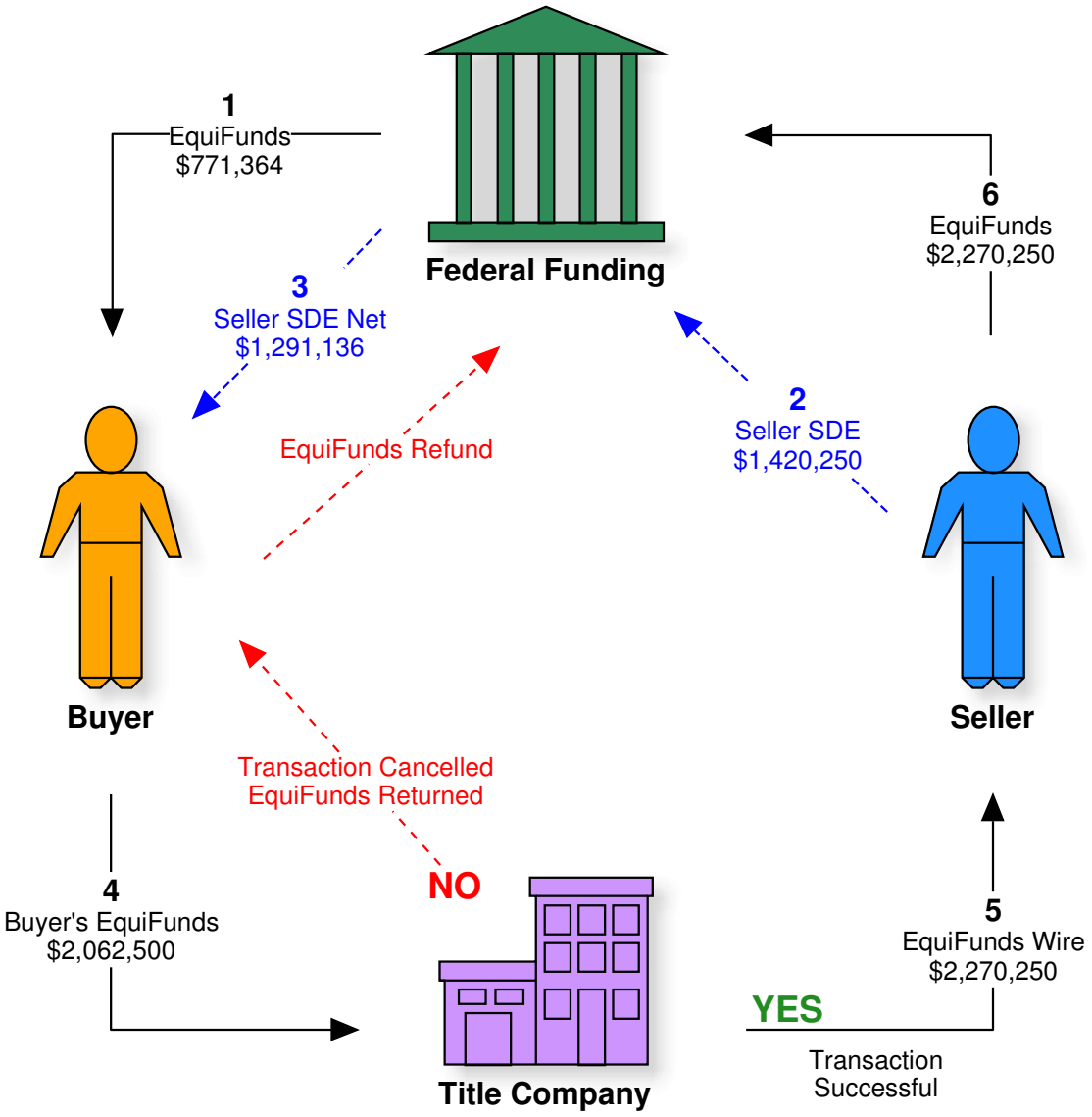
EquiFund Scenario #2

Commercial Transaction with EquiFunds & SDE $0 Downpayment



Transaction Details

$ 8,250,000	Purchase Price at 75% LTV
$ 6,187,500	Loan Amount
$ 7,400,000	Seller Gross Sales Price
$ 2,062,500	Downpayment Required
$ 850,000	Property Equity
$ 771,364	EquiFunds Funded
$ 1,291,136	Buyer's Additional Downpayment Needed
$ 1,420,250	Seller SDE
$ 0	Buyer's Funds to Closing
$ 2,270,250	Seller's EquiFund Invoice

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Deluxe EquiFund Calculator

Deluxe EquiFund Calculator	Scenario #1	Scenario #2
Buyer's Purchase Price (Appraised Value)	**$8,250,000**	**$8,250,000**
Buyer's Equity Funds Needed to Close	$0	$0
Seller's Final Sales Price	**$7,400,000**	**$7,400,000**
Seller's Deferred Equity Lien	$0	$1,420,250
Seller Carry at Closing	0.00%	0.00%
Buyer's CC's Paid by EquiCash	$0	$0
Maximum LTV % - Primary Lender	75.00%	75.00%
Maximum 2nd LTV % Secondary Lender	0.00%	0.00%
Total Overall Downpayment Required	$2,062,500	$2,062,500
Effective Seller's Sales Price	$7,400,000	$5,979,750
Total Amount of Equity	**$850,000**	**$2,270,250**
New Primary Loan	$6,187,500	$6,187,500
New Secondary Loan	$0	$0
Seller Carry Loan (Disclosed)	$0	$0
Total Amount of Loans	$6,187,500	$6,187,500
Total % of Loans at Closing	75.00%	75.00%
Buyer Equity %	0.00%	0.00%
Loans + Buyer's Equity	$6,187,500	$6,187,500
Total Amount of Equity Needed (%)	25.00%	25.00%
EquiFunds Funded	$771,364	$2,062,500
EquiFund Fee	$77,136	$206,250
EquiFund Administrative Fee	$1,500	$1,500
Total EquiFund and Fees	$850,000	$2,270,250
Money Needed between BDP, SDE	-$1,420,250	Scenario #2 ▼
Buyer's Equity Available as EquiCash	Scenario #1 ▲	$0
EquiCash Fee	$0	$0
EquiCash Administrative Fee	$0	$0
Net Available Funds to Buyer	$0	$0
Buyer's Own Funds Needed to Close	-$1,291,136	$0
TOTAL DUE FEDERAL FUNDING	**$850,000**	**$2,270,250**

EquiCash Estimator	Scenario #1	Scenario #2
Enter EquiCash Desired	$0	$0
BPP for EquiCash	$10,210,184	$8,250,000
SFSP for EquiCash	$7,400,000	$7,400,000

Points of Interest	Scenario #1	Scenario #2
Maximun SFSP	$7,400,000	$7,400,000
BPP at No EquiCash Point	$10,208,966	$8,250,000

Client & Property Information	
Date:	
Client Name:	
Contact Number:	
Property Address:	
City/State/Zip:	
Loan Officer:	
Contact Number:	
Email:	

Comments:

This scenario reflects a seller second of $1,420.250 executed prior to funding, but recorded after closing of the primary loan. It is a SDE that allows additional funding of $1,291,136 to the $771,364 totaling the overal downpayment requirement needed of $2,062,500. Buyer pays their own closing costs. The exit strategy for the borrower is agreed upon with the seller in advance of the EquiFund funding. The seller's disbursement of funds at closing is $5,979,750. The remaining funds due to seller will be paid by the borrower at a predetermined point in time as agreed upon by both parties. The seller does not "lose" any anticipated funds, but merely defers from receiving them at closing.

Legend

BDP = Buyer's Down Payment
BPP = Buyer's Purchase Price
SFSP = Seller's Final Sales Price
SDCC = Seller's Deferred Closing Costs
SDE = Seller's Deferred Equity
DP = Down Payment
CC's = Closing Costs

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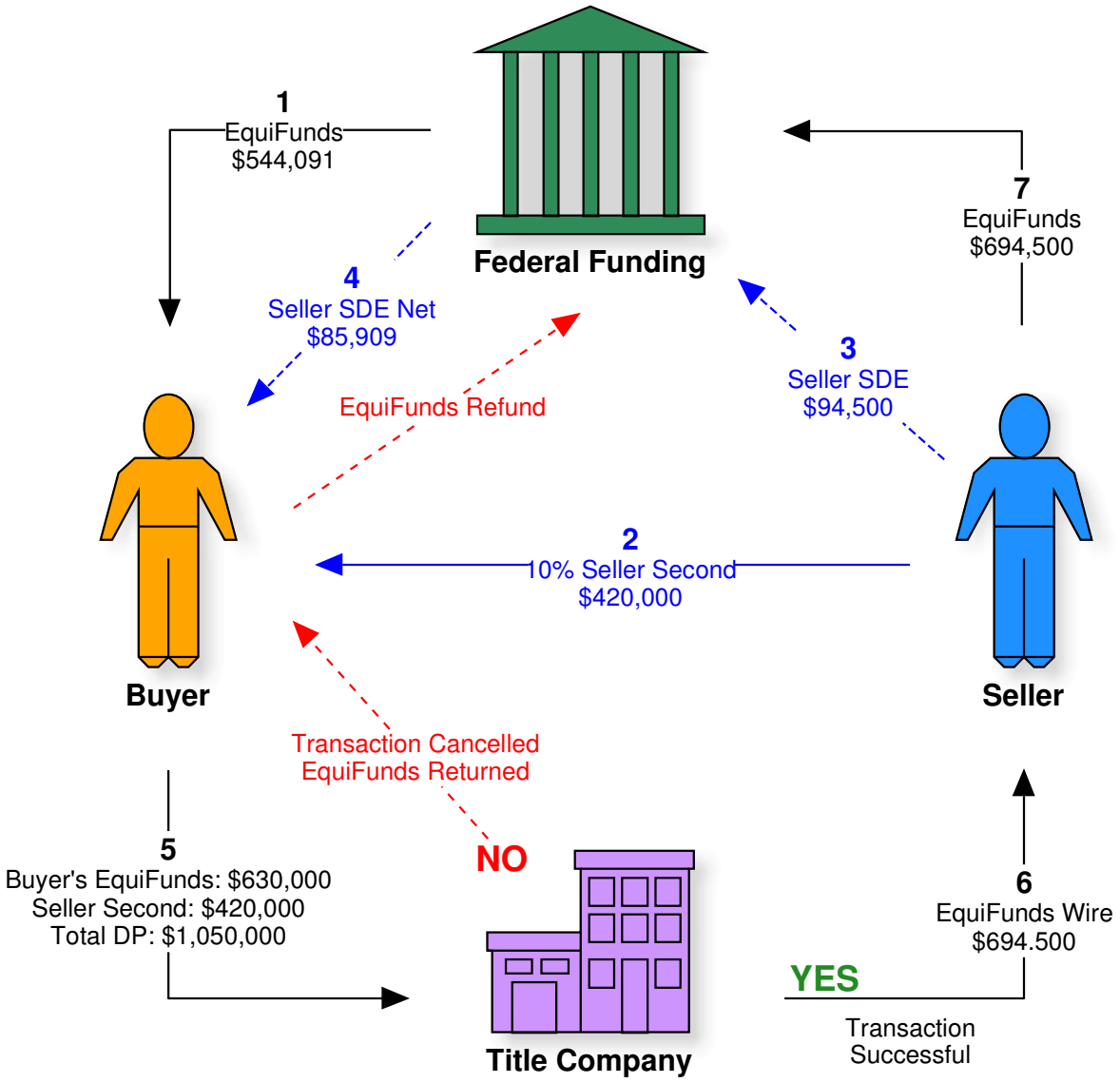
EquiFund Scenario #3

Commercial Transaction with EquiFunds, SDE & 10% Seller Second $0 Downpayment



Transaction Details

$ 4,200,000	Purchase Price at 75% LTV, 85% CLTV
$ 3,150,000	Loan Amount
$ 420,000	10% Seller Second
$ 3,600,000	Seller Gross Sales Price
$ 1,050,000	Downpayment Required
$ 600,000	Property Equity
$ 544,091	EquiFunds Funded
$ 85,909	Buyer's Additional Downpayment Needed
$ 94,500	Seller SDE
$ 0	Buyer's Funds to Closing
$ 694,500	Seller's EquiFund Invoice

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Deluxe EquiFund Calculator

Deluxe EquiFund Calculator	Scenario #1	Scenario #2
Buyer's Purchase Price (Appraised Value)	**$4,200,000**	**$4,200,000**
Buyer's Equity Funds Needed to Close	$0	$0
Seller's Final Sales Price	**$3,600,000**	**$3,600,000**
Seller's Deferred Equity Lien	$0	$94,500
Seller Carry at Closing	10.00%	10.00%
Buyer's CC's Paid by EquiCash	$0	$0
Maximum LTV % - Primary Lender	75.00%	75.00%
Maximum 2nd LTV % Secondary Lender	0.00%	0.00%
Total Overall Downpayment Required	**$1,050,000**	**$1,050,000**
Effective Seller's Sales Price	$3,600,000	$3,505,500
Total Amount of Equity	**$600,000**	**$694,500**
New Primary Loan	$3,150,000	$3,150,000
New Secondary Loan	$0	$0
Seller Carry Loan (Disclosed)	$420,000	$420,000
Total Amount of Loans	$3,570,000	$3,570,000
Total % of Loans at Closing	85.00%	85.00%
Buyer Equity %	0.00%	0.00%
Loans + Buyer's Equity	$3,570,000	$3,570,000
Total Amount of Equity Needed (%)	15.00%	15.00%
EquiFunds Funded	**$544,091**	**$630,000**
EquiFund Fee	$54,409	$63,000
EquiFund Administrative Fee	$1,500	$1,500
Total EquiFund and Fees	$600,000	$694,500
Money Needed between BDP, SDE	**-$94,500**	Scenario #2 ▼
Buyer's Equity Available as EquiCash	Scenario #1 ▲	$0
EquiCash Fee	$0	$0
EquiCash Administrative Fee	$0	$0
Net Available Funds to Buyer	$0	$0
Buyer's Own Funds Needed to Close	**-$85,909**	$0
TOTAL DUE FEDERAL FUNDING	**$600,000**	**$694,500**

EquiCash Estimator	Scenario #1	Scenario #2
Enter EquiCash Desired	$0	$0
BPP for EquiCash	$4,314,232	$4,200,000
SFSP for EquiCash	$3,600,000	$3,600,000

Points of Interest	Scenario #1	Scenario #2
Maximun SFSP	$3,600,000	$3,600,000
BPP at No EquiCash Point	$4,313,174	$4,200,000

Client & Property Information	
Date:	
Client Name:	
Contact Number:	
Property Address:	
City/State/Zip:	
Loan Officer:	
Contact Number:	
Email:	

Comments:

This scenario entails multiple financial instruments consisting of EquiFunds, SDE Option and a 10% seller second. The SDE Option is executed in the amount of $94,500. It is recorded after the primary closing. Total funds wired to the buyer's EquiFund bank account is a combination of $544,091 and $85,909 totaling $630,000. The seller second is $420,000 disclosed on the HUD-1 with a total CLTV of 85%. The borrower is responsible for the closing costs, unless seller contribution is noted in the purchase contract. Property equity is not sufficient enough for 15% EquiFund funding. The SDE Option bridges the difference and enhances the EquiFund total meeting the borrower's downpayment requirement.

Legend

BDP = Buyer's Down Payment
BPP = Buyer's Purchase Price
SFSP = Seller's Final Sales Price
SDCC = Seller's Deferred Closing Costs
SDE = Seller's Deferred Equity
DP = Down Payment
CC's = Closing Costs