

**233 95TH STREET**

**233 95TH STREET N**

**BIRMINGHAM, ALABAMA 35206**



**THREE BEDROOM 1 BATH HOME.RENT READY.  
COPY AND PASTE TO VIEW A WALK THROUGH VIDEO  
<https://youtu.be/nYuK4ABdNz4>**

**Exclusively Presented By:**

**CARL FOSTER SR**

**5C PROPERTIES LLC**

**5502 TIMBER LEAF WAY**

**BESSEMER**

**205-881-9551**

**[carlsr@5cpropertiesllc.com](mailto:carlsr@5cpropertiesllc.com)**

**[5cpropertiesllc.com](http://5cpropertiesllc.com)**



## PROJECT SUMMARY

233 95TH ST

### PROJECT SUMMARY - FLIP

#### PURCHASE/REHAB ASSUMPTIONS

Purchase Price	14,700.00
Rehab Cost	5,000.00
Total Closing (not inc. Sale) and Holding Costs	1,200.00
Total Financing Costs	-
Projected Cost of Sale	3,576.00
Total Project Cost	20,900.00
Total Amount Financed	-
Total Cash Committed	20,900.00

#### RESULTS

Projected Resale Price	59,600.00
Total Project Cost	20,900.00
Lender Split of Profits	-
Flip Profit	35,124.00
ROI	168.06%
Annualized ROI	1008.34%

#### Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

# BUYER MARKETING SHEET (FLIP)

Property Address: **233 95TH STREET N**  
 Property City, State, ZIP: **BIRMINGHAM, ALABAMA 35206**  
 Bedrooms: **3** Baths: **2** Sq.Feet: **1200** Built: **1981**  
Notes: RENT READY MINOR FIX UP

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**Project Description:** NO REHAB NEEDED ! ROOF AND EXTERIOR IN GOOD SHAPE.

**Additional Notes:** REPAIR BACK DOOR, BASEMENT WINDOW,CLEAN UP YARD CLEAN UP AND CUT.

## PURCHASE/REHAB ASSUMPTIONS

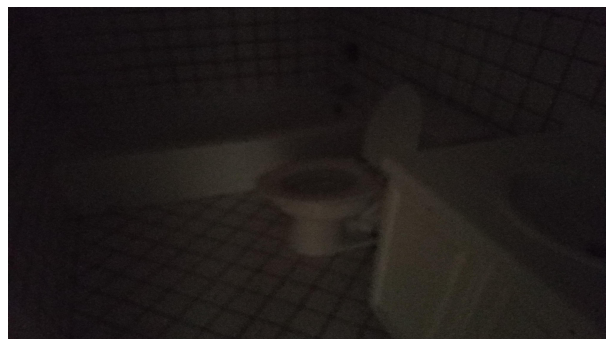
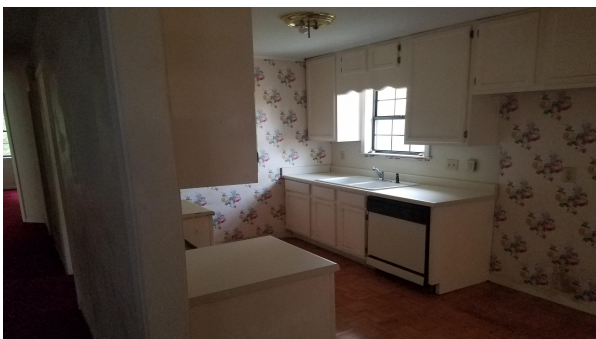
		% of ARV
After-Repair Value (ARV)	59,600.00	
<b>Purchase Price (Offer Price)</b>	<b>14,700.00</b>	<b>24.66%</b>
Rehab Costs	5,000.00	8.39%
Total Closing and Holding Costs	1,200.00	2.01%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	3,576.00	null
<b>Total Project Cost Basis</b>	<b>20,900.00</b>	<b>35.07%</b>
Total Amount Financed	0.00	
Total Cash Committed	20,900.00	

## PROJECTED RESULTS

Projected Resale Price	59,600.00
Total Project Cost Basis	20,900.00
<b>Flip Profit</b>	<b>35,124.00</b>
ROI	168.06%
Annualized ROI	1008.34%

## Timeline Assumptions

Time to Complete Rehab	1 Month
Time to Complete Sale	1 Month
Total Time	2 Months



## BUYER MARKETING SHEET (HOLD)

Property Address: **233 95TH STREET N**  
 Property City, State, ZIP: **BIRMINGHAM, ALABAMA 35206**  
 Bedrooms: **3** Baths: **2** Sq.Feet: **1200** Built: **1981**  
Notes: GREAT PROPERTY NO REHAB NEEDED JUST MINOR  
 REPAIRS.THE HOUSE IS IN EXCELLENT CONDITION.

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### Project Description:

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>		<b>% of ARV</b>
After-Repair Value (ARV)	59,600.00	
<b>Purchase Price (Offer Price)</b>	<b>14,700.00</b>	25%
Rehab Costs	5,000.00	8%
Total Closing (not inc. Refi) and Holding Costs	1,200.00	2%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>20,900.00</b>	35%
Total Amount Financed	-	
Total Cash Committed	20,900.00	

### **PROJECTED RESULTS**

Projected Monthly Rent (net of vacancy)	700.00	Projected New Loan Amount (for Refi)	50,660.00
Projected Monthly Expenses	90.00	Cash-Out at Refi (net of closing costs)	50,660.00
Projected Monthly Net Operating Income	610.00	Profit at Refi	29,760.00
		Cash Left in the Deal after Refi	-
Cap Rate Based on Cost Basis	35.0%	Equity Left in the Deal after Refi	8,940.00
Cap Rate Based on ARV	<b>12.3%</b>	Monthly Cash Flow (before-tax)	247.06
Assumed Time to Complete Rehab	1 Month	Cash-on-Cash Return (before-tax)	infinite
Assumed Time to Complete Refi	2 Months	<b>DCR of New Loan</b>	1.68
Total Time between Acquisition and Refi	3 Months	<i>Assuming 6% Rate and 20 Year Amortization</i>	





## STABILIZED INCOME AND EXPENSES (HOLD)

233 95TH STREET N BIRMINGHAM, ALABAMA 35206				CARL FOSTER SR 5C PROPERTIES LLC 205-881-9551		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	1	3br	1,200	700	8,400	100.0%
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
Total	1		1,200			
Gross Schedule Income VACANCY LOSS Other Income Gross Operating Income (Effective Gross Inc)			0.0%	700	8,400	100%
				0	0	
				0	0	
				700	8,400	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	0.0%	0	0	0	0.0%	0.0%
Advertising						
Insurance Hazard		480	40	480	44.4%	5.7%
Janitorial						
Landscape Maintenance						
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance						
Reserves						
Taxes - Property		600	50	600	55.6%	7.1%
other						
<b>Utilities:</b>						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
<b>Total Operating expenses</b>		<b>1,080</b>	<b>90</b>	<b>1,080</b>	<b>100%</b>	<b>13%</b>
<b>Net Operating Income</b>			<b>7,320</b>	<b>610</b>	<b>7,320</b>	<b>87%</b>

## CASH FLOW SUMMARY (FLIP)

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Month	0	1	2	3	4	5	6	7	8
Purchase	(14,700)								
Purchase Closing Costs	(700)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(250)	(250)						
Rehab Draws/Expenses	(5,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(20,400)	(250)	(250)						
Cumulative Cost Basis	(20,400)	(20,650)	(20,900)						
Sale Price			59,600						
Selling Costs			(3,576)						
Flip Profit to Investor (Pre-Tax)			35,124						
Total Cash Committed			20,900						
Return on Cash Investment (annualized)			1008.34%						

## CASH FLOW SUMMARY (HOLD)

<b>233 95TH ST</b> <b>233 95TH STREET N</b> <b>BIRMINGHAM, ALABAMA 35206</b>					<b>CARL FOSTER SR</b> <b>5C PROPERTIES LLC</b> <b>205-881-9551</b>				
Month	0	1	2	3	4	5	6	7	8
Purchase	(14,700)								
Closing Costs	(700)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(167)	(167)	(167)					
Rehab Draws/Expenses	(5,000)								
Interest (Paid or Accrued)		0	0	0					
Total Cash Spent in Period	(20,400)	(167)	(167)	(167)					
Cumulative Financed	0	0	0	0					
Cumulative Cost Basis	(20,400)	(20,567)	(20,733)	(20,900)					
Refinance: New Loan Amount				50,660					
Closing Costs on New Loan				0					
PayOff Existing Loan				0					
Cash Out at Refi				50,660					
Profit to Investor at Refi				29,760					
Return on Cash Investment				569.57%					
Cash Tied up in Deal				0					
Equity Left in Deal				8,940					

## CASH FLOW TO LENDER (HOLD)

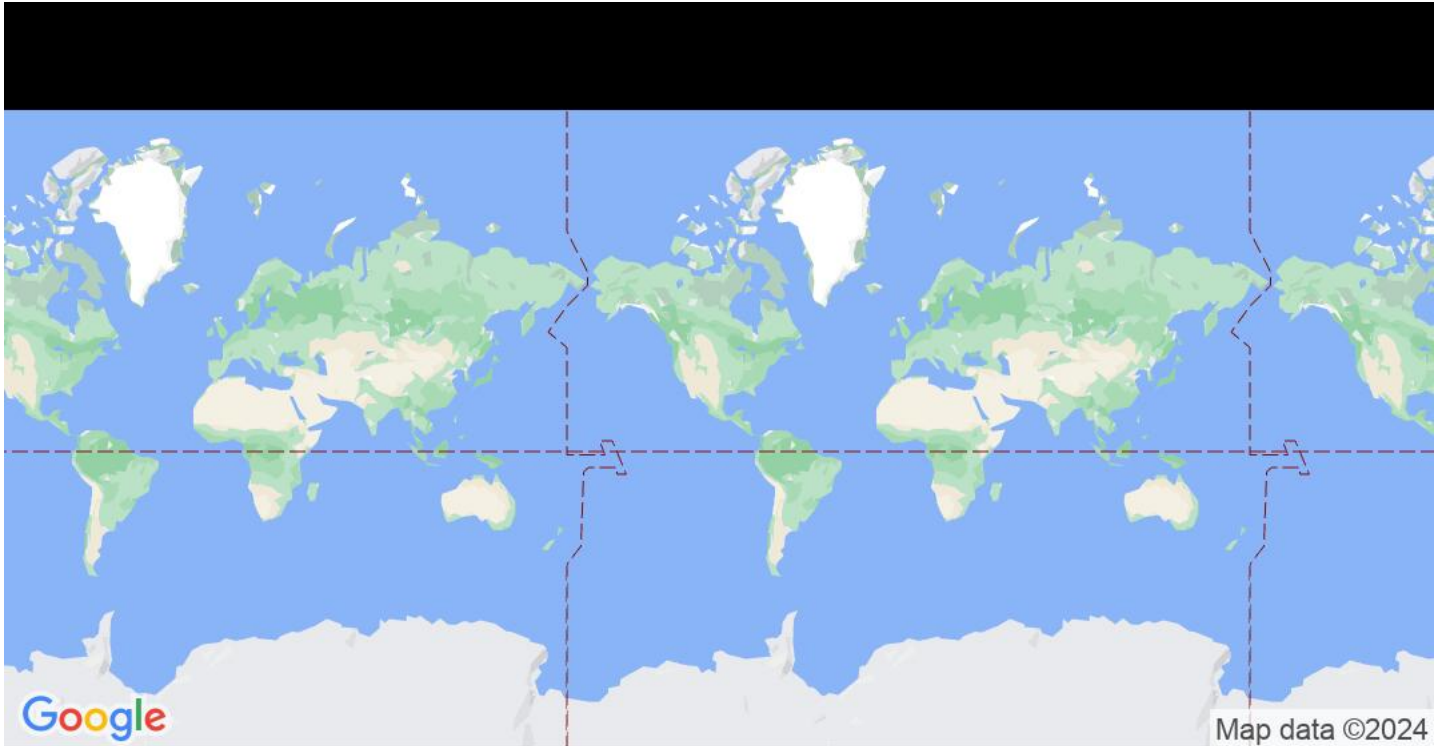
<div>233 95TH ST 233 95TH STREET N BIRMINGHAM, ALABAMA 35206</div>				<div>CARL FOSTER SR 5C PROPERTIES LLC 205-881-9551</div>					
Points Offered to Lender:	3.00%			Total Interest Income:	-				
Interest Rate Offered to Lender:	10.00%			Points, Fees:	-				
Profit Split to Lender:	50.00%								
Total Amount Funded By Lender:	0			Total:	-				
Total Loan Amount (inc deferred):	0								
				<div>Cash-on-Cash Return (annual): IRR (annualized):</div>					
Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan					0				
Profit Split from Cash-Out Refi									
Cashflows Out									
Cashflows In									
Net									



# COMPARABLE SALES REPORT

Property Address: **233 95TH STREET N**  
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Bedrooms: **3** Baths: **2** Sq.Feet: **1200** Built: **1981**  
Notes: RENT READY

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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 217 Tucker Ave Birmingham AL	3	1	748	02/05/2016		62,000			
2. 209 Tucker Ave Birmingham AL	3	1	748	03/18/2016		62,000			
3. 44 Sunset Ln Birmingham AL	3	1	1,000	08/11/2016		79,200			

**Average**