

EXCELLENT SHAPE CHARMER

**805 78TH STREET SOUTH
BIRMINGHAM, ALABAMA 35206**



3 BEDROOM 1 BATH

Exclusively Presented By:

Carl Foster

5CPROPERTIES LLC

5502 Timber Leaf Way, NULL

Bessemer

2058819551

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5cpropertiesllc.com



PROJECT SUMMARY

805 78TH STREET SOUTH

PROJECT SUMMARY - HOLD/RENT

PURCHASE/REHAB ASSUMPTIONS

Purchase Price	14,000.00
Rehab Cost	8,000.00
Total Closing (not inc. Refi) and Holding Costs	1,700.00
Total Financing Costs	-
Total Project Cost	23,700.00
Total Amount Financed	-
Total Cash Committed	23,700.00

NEW LOAN ASSUMPTIONS

Projected After-Repair Appraisal	56,900.00
New Loan Amount	48,365.00
Closing Costs on New Loan	1,450.95

RESULTS

Cash-Out at Refi	46,914.05
Profit at Refi	23,214.05
ROI on Downpayment/Cash Invested (Annualized)	587.70%
Original Investment Tied up in Deal after Refi	-
Equity Left in the Deal after Refi	8,535.00
Monthly Cashflow (Pretax)	275.37
Cash-on-Cash Return (Annual)	infinite

Breakdown of Financing Costs:

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

BUYER MARKETING SHEET (FLIP)

BUYER MUST PERFORM THEIR OWN DUE DILIGENCE

Property Address: **805 78TH STREET SOUTH**
 Property City, State, ZIP: **BIRMINGHAM, ALABAMA 35206**
 Bedrooms: **3** Baths: **1** Sq.Feet: **1176** Built: **1920**
Notes: COSMETIC FIXES

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Project Description: LIGHT REPAIRS

Additional Notes: CARPET,PAINT,UTILITIES,CLEAN,KITCHEN,AC UNIT

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	56,900.00	
Purchase Price (Offer Price)	14,000.00	24.60%
Rehab Costs	8,000.00	14.06%
Total Closing and Holding Costs	1,700.00	2.99%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	3,414.00	null
Total Project Cost Basis	23,700.00	41.65%
Total Amount Financed	0.00	
Total Cash Committed	23,700.00	

PROJECTED RESULTS

Projected Resale Price	56,900.00
Total Project Cost Basis	23,700.00
Flip Profit	29,786.00
ROI	125.68%
Annualized ROI	754.08%

Timeline Assumptions

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



BUYER MARKETING SHEET (HOLD)

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 Bedrooms: **3** Baths: **1** Sq.Feet: **1176** Built: **1920**
Notes: BUYER MUST PERFORM THEIR OWN DUE DILIGENCE

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Project Description: BUYER MUST PERFORM THEIR OWN DUE DILIGENCE

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	56,900.00	
Purchase Price (Offer Price)	14,000.00	25%
Rehab Costs	8,000.00	14%
Total Closing (not inc. Refi) and Holding Costs	1,700.00	3%
Total Financing Costs	-	0%
Total Project Cost Basis	23,700.00	42%
Total Amount Financed	-	
Total Cash Committed	23,700.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	750.00	Projected New Loan Amount (for Refi)	48,365.00
Projected Monthly Expenses	215.00	Cash-Out at Refi (net of closing costs)	46,914.05
Projected Monthly Net Operating Income	535.00	Profit at Refi	23,214.05
		Cash Left in the Deal after Refi	-
Cap Rate Based on Cost Basis	27.1%	Equity Left in the Deal after Refi	8,535.00
Cap Rate Based on ARV	11.3%	Monthly Cash Flow (before-tax)	275.37
Assumed Time to Complete Rehab	1 Month	Cash-on-Cash Return (before-tax)	infinite
Assumed Time to Complete Refi	1 Month	DCR of New Loan	2.06
Total Time between Acquisition and Refi	2 Months	<i>Assuming 5% Rate and 30 Year Amortization</i>	



STABILIZED INCOME AND EXPENSES (HOLD)

805 78TH STREET SOUTH BIRMINGHAM, ALABAMA 35206				Carl Foster 5CPROPERTIES LLC 2058819551		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	1	3br	1,200	750	9,000	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%	750	9,000	100%
				0	0	
				0	0	
				750	9,000	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	900	75	900	34.9%	10.0%
Advertising						
Insurance Hazard		480	40	480	18.6%	5.3%
Janitorial						
Landscape Maintenance						
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance						
Reserves						
Taxes - Property		1,200	100	1,200	46.5%	13.3%
other						
Utilities:						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
Total Operating expenses		2,580	215	2,580	100%	29%
Net Operating Income		6,420	535	6,420	71%	

CASH FLOW SUMMARY (FLIP)

**BUYER MUST PERFORM THEIR OWN DUE
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BIRMINGHAM, ALABAMA 35206**

**Carl Foster
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2058819551**

Month	0	1	2	3	4	5	6	7	8
Purchase	(14,000)								
Purchase Closing Costs	(700)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(500)	(500)						
Rehab Draws/Expenses	(8,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(22,700)	(500)	(500)						
Cumulative Cost Basis	(22,700)	(23,200)	(23,700)						
Sale Price			56,900						
Selling Costs			(3,414)						
Flip Profit to Investor (Pre-Tax)			29,786						
Total Cash Committed			23,700						
Return on Cash Investment (annualized)			754.08%						

CASH FLOW SUMMARY (HOLD)

805 78TH STREET SOUTH BIRMINGHAM, ALABAMA 35206	Carl Foster 5CPROPERTIES LLC 2058819551
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Month	0	1	2	3	4	5	6	7	8
Purchase	(14,000)								
Closing Costs	(700)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(500)	(500)						
Rehab Draws/Expenses	(8,000)								
Interest (Paid or Accrued)		0	0						
Total Cash Spent in Period	(22,700)	(500)	(500)						
Cumulative Financed	0	0	0						
Cumulative Cost Basis	(22,700)	(23,200)	(23,700)						
Refinance: New Loan Amount			48,365						
Closing Costs on New Loan			(1,451)						
PayOff Existing Loan			0						
Cash Out at Refi			46,914						
Profit to Investor at Refi			23,214						
Return on Cash Investment			587.70%						
Cash Tied up in Deal			0						
Equity Left in Deal			8,535						

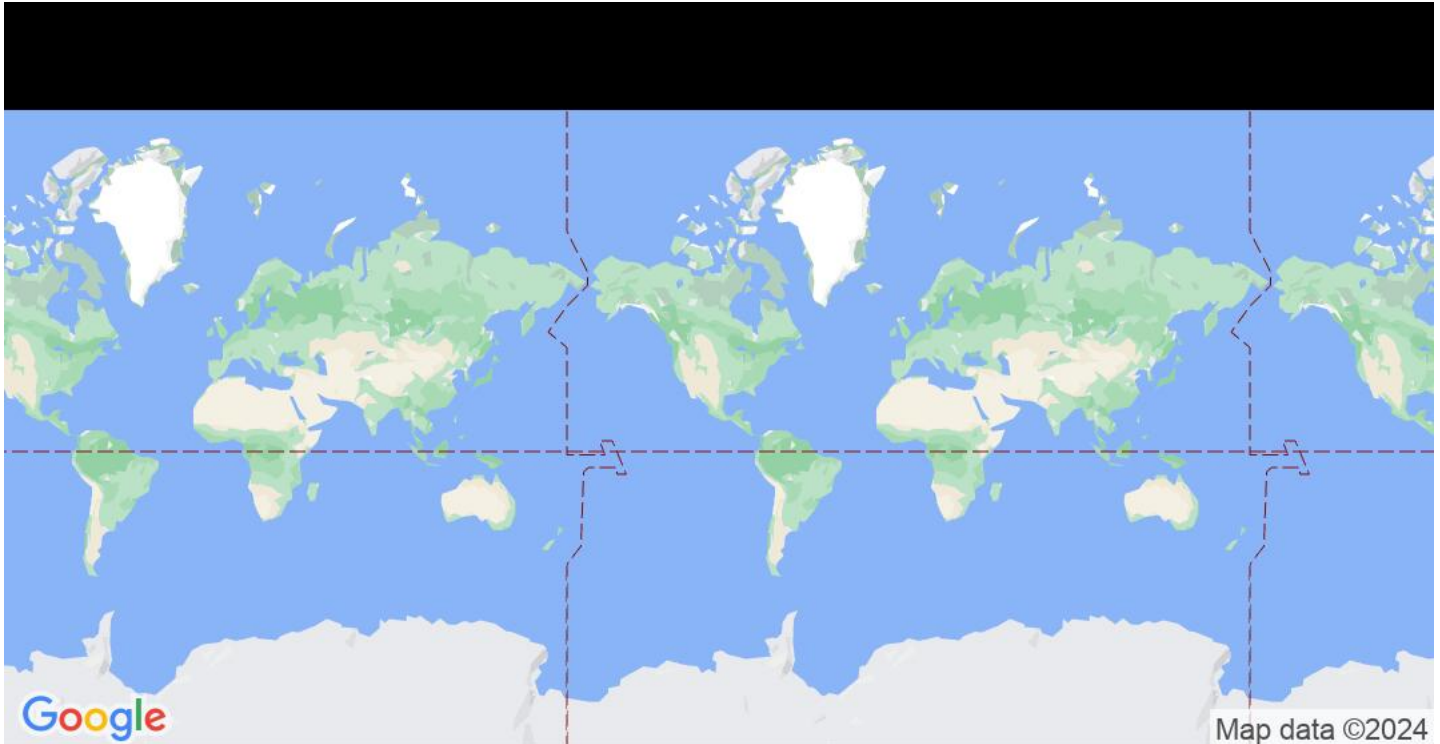
CASH FLOW TO LENDER (HOLD)

805 78TH STREET SOUTH BIRMINGHAM, ALABAMA 35206				Carl Foster 5CPROPERTIES LLC 2058819551								
Points Offered to Lender:	3.00%			Total Interest Income:		-						
Interest Rate Offered to Lender:	10.00%			Points, Fees:		-						
Total Amount Funded By Lender:				0		Total:		-				
Total Loan Amount (inc deferred):				0		Cash-on-Cash Return (annual):						
						IRR (annualized):						
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								
Cashflows Out												
Cashflows In												
Net												

COMPARABLE SALES REPORT

Property Address: **805 78TH STREET SOUTH**
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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. 904 81st St S Birmingham AL	3	1	1,710	11/17/2016		60,000			
2. 8212 Rugby Ave Birmingham AL	3	2	1,440	06/15/2016		80,000			
3. 8329 8th Ave S Birmingham AL	3	1	1,250	06/08/2016		99,000			

Average