

# **LOTS OF POTENTIAL**

**5718 DENSON BLVD  
MORROW, GEORGIA 30260**



**3 BEDROOM 2 BATH**

**Exclusively Presented By:**

**CARL FOSTER**

**5C PROPERTIES LLC**

**5502 TIMBER LEAF WAY**

**BESSEMER**

**2058819551**

**carlsr@5cpropertiesllc.com**

**5cpropertiesllc.com**



# PROJECT SUMMARY

5718 DENSON

## PROJECT SUMMARY - FLIP

### PURCHASE/REHAB ASSUMPTIONS

Purchase Price	37,400.00
Rehab Cost	10,000.00
Total Closing (not inc. Sale) and Holding Costs	1,700.00
Total Financing Costs	-
Projected Cost of Sale	4,374.00
Total Project Cost	49,100.00
Total Amount Financed	-
Total Cash Committed	49,100.00

### RESULTS

Projected Resale Price	72,900.00
Total Project Cost	49,100.00
Lender Split of Profits	-
Flip Profit	19,426.00
ROI	39.56%
Annualized ROI	237.38%

### 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: **5718 DENSON BLVD**  
 Property City, State, ZIP: **MORROW, GEORGIA 30260**  
 Bedrooms: **3** Baths: **2** Sq.Feet: **1144** Built: **1973**  
Notes: BUYER MUST PERFORM THEIR OWN DUE DILIGENCE

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Project Description: BUYER MUST PERFORM THEIR OWN DUE DILIGENCE

Additional Notes: BUYER MUST PERFORM THEIR OWN DUE DILIGENCE

### PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	72,900.00	
<b>Purchase Price (Offer Price)</b>	<b>37,400.00</b>	<b>51.30%</b>
Rehab Costs	10,000.00	13.72%
Total Closing and Holding Costs	1,700.00	2.33%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	4,374.00	null
<b>Total Project Cost Basis</b>	<b>49,100.00</b>	<b>67.35%</b>
Total Amount Financed	0.00	
Total Cash Committed	49,100.00	

### PROJECTED RESULTS

Projected Resale Price	72,900.00
Total Project Cost Basis	49,100.00
<b>Flip Profit</b>	<b>19,426.00</b>
ROI	39.56%
Annualized ROI	237.38%

### Timeline Assumptions

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



## BUYER MARKETING SHEET (HOLD)

### BUYER MUST PERFORM THEIR OWN DUE DILIGENCE

Property Address: **5718 DENSON BLVD**

Property City, State, ZIP: **MORROW, GEORGIA 30260**

Bedrooms: **3** Baths: **2** Sq.Feet: **1144** Built: **1973**

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<b>PURCHASE/REHAB ASSUMPTIONS</b>		% of ARV
After-Repair Value (ARV)	72,900.00	
<b>Purchase Price (Offer Price)</b>	<b>37,400.00</b>	51%
Rehab Costs	10,000.00	14%
Total Closing (not inc. Refi) and Holding Costs	1,700.00	2%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>49,100.00</b>	67%
Total Amount Financed	-	
Total Cash Committed	49,100.00	

#### PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	900.00	Projected New Loan Amount (for Refi)	61,965.00
Projected Monthly Expenses	230.00	Cash-Out at Refi (net of closing costs)	60,106.05
Projected Monthly Net Operating Income	670.00	Profit at Refi	11,006.05
		Cash Left in the Deal after Refi	-
Cap Rate Based on Cost Basis	16.4%	Equity Left in the Deal after Refi	10,935.00
Cap Rate Based on ARV	<b>11.0%</b>	Monthly Cash Flow (before-tax)	189.59
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>	1.39
Total Time between Acquisition and Refi	3 Months	<i>Assuming 7% Rate and 20 Year Amortization</i>	

## STABILIZED INCOME AND EXPENSES (HOLD)

5718 DENSON BLVD MORROW, GEORGIA 30260				CARL FOSTER 5C PROPERTIES LLC 2058819551		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	1	3br	1,144	900	10,800	100.0%
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
Total	1		1,144			
Gross Schedule Income VACANCY LOSS Other Income Gross Operating Income (Effective Gross Inc)				900	10,800	100%
			0.0%	0	0	
				0	0	
			900	10,800		

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	1,080	90	1,080	39.1%	10.0%
Advertising						
Insurance Hazard		480	40	480	17.4%	4.4%
Janitorial						
Landscape Maintenance						
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance						
Reserves						
Taxes - Property		1,200	100	1,200	43.5%	11.1%
other						
<b>Utilities:</b>						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
<b>Total Operating expenses</b>		<b>2,760</b>	<b>230</b>	<b>2,760</b>	<b>100%</b>	<b>26%</b>
<b>Net Operating Income</b>		<b>8,040</b>	<b>670</b>	<b>8,040</b>	<b>74%</b>	

## CASH FLOW SUMMARY (FLIP)

**5718 DENSON BLVD  
MORROW, GEORGIA 30260**

**CARL FOSTER  
5C PROPERTIES LLC  
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Month	0	1	2	3	4	5	6	7	8
Purchase	(37,400)								
Purchase Closing Costs	(700)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(500)	(500)						
Rehab Draws/Expenses	(10,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(48,100)	(500)	(500)						
Cumulative Cost Basis	(48,100)	(48,600)	(49,100)						
Sale Price			72,900						
Selling Costs			(4,374)						
Flip Profit to Investor (Pre-Tax)			19,426						
Total Cash Committed			49,100						
Return on Cash Investment (annualized)			237.38%						

## CASH FLOW SUMMARY (HOLD)

<div> <div> <b>5718 DENSON BLVD</b>  <b>MORROW, GEORGIA 30260</b> </div> <div> <b>CARL FOSTER</b>  <b>5C PROPERTIES LLC</b>  <b>2058819551</b> </div> </div>									
Month	0	1	2	3	4	5	6	7	8
Purchase	(37,400)								
Closing Costs	(700)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(333)	(333)	(333)					
Rehab Draws/Expenses	(10,000)								
Interest (Paid or Accrued)		0	0	0					
Total Cash Spent in Period	(48,100)	(333)	(333)	(333)					
Cumulative Financed	0	0	0	0					
Cumulative Cost Basis	(48,100)	(48,433)	(48,767)	(49,100)					
Refinance: New Loan Amount				61,965					
Closing Costs on New Loan				(1,859)					
PayOff Existing Loan				0					
Cash Out at Refi				60,106					
Profit to Investor at Refi				11,006					
Return on Cash Investment				89.66%					
Cash Tied up in Deal				0					
Equity Left in Deal				10,935					

## CASH FLOW TO LENDER (HOLD)

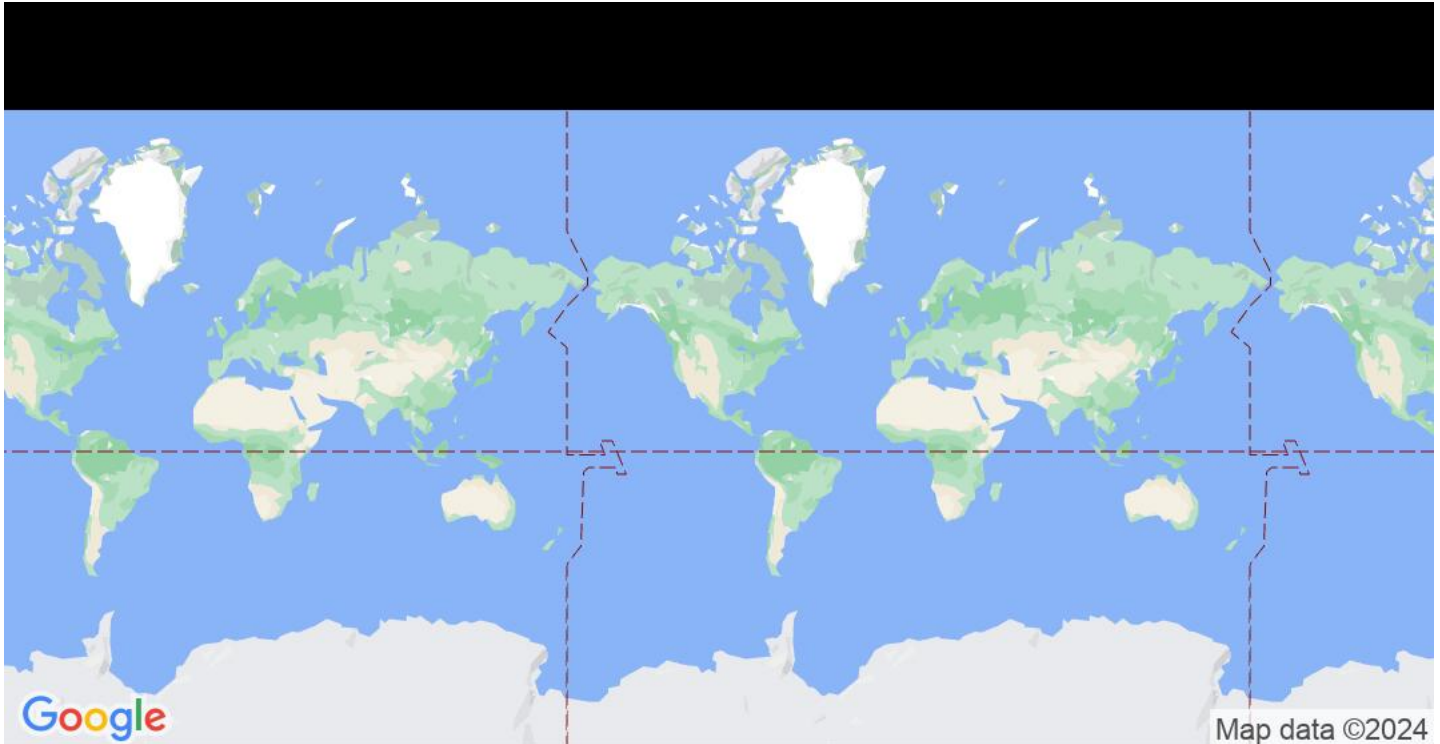
5718 DENSON BLVD MORROW, GEORGIA 30260			CARL FOSTER 5C PROPERTIES LLC 2058819551							
Points Offered to Lender:	3.00%		Total Interest Income: -							
Interest Rate Offered to Lender:	10.00%		Points, Fees: -							
Total Amount Funded By Lender:	0		Total: -							
Total Loan Amount (inc deferred):	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: **5718 DENSON BLVD**  
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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. 6075 Landover Cir Morrow GA	3	1	0	12/16/2016		70,555			
2. 2383 Fairfield Ct Morrow GA	3	2	1,530	05/11/2016		74,000			
3. 2496 Hartford Dr Ellenwood GA	3	1	1,546	03/06/2017		80,000			

**Average**