

**17100 Fairway View Lane  
Upper Marlboro, MD 20772**



**Exclusively Presented By:**

**Marcel Clarke**

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# BUYER MARKETING SHEET (FLIP)

Property Address: **17100 Fairway View Lane**  
 Property City, State, ZIP: **Upper Marlboro, MD 20772**  
 Bedrooms: **3** Baths: **2** Sq.Feet: **1600** Built: **1978**  
Notes:

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## Project Description:

## Additional Notes:

### PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	248,000.00	
<b>Purchase Price (Offer Price)</b>	<b>155,500.00</b>	<b>62.70%</b>
Rehab Costs	40,000.00	16.13%
Total Closing and Holding Costs	3,000.00	1.21%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	17,360.00	null
<b>Total Project Cost Basis</b>	<b>198,500.00</b>	<b>80.04%</b>
Total Amount Financed	0.00	
Total Cash Committed	198,500.00	

### PROJECTED RESULTS

Projected Resale Price	248,000.00
Total Project Cost Basis	198,500.00
<b>Flip Profit</b>	<b>32,140.00</b>
ROI	16.19%
Annualized ROI	38.86%

### Timeline Assumptions

Time to Complete Rehab	2 Months
Time to Complete Sale	3 Months
Total Time	5 Months



**Front Entrance**



**Living Room**



**Kitchen (External)**



**Kitchen (Internal)**

## CASH FLOW SUMMARY (FLIP)

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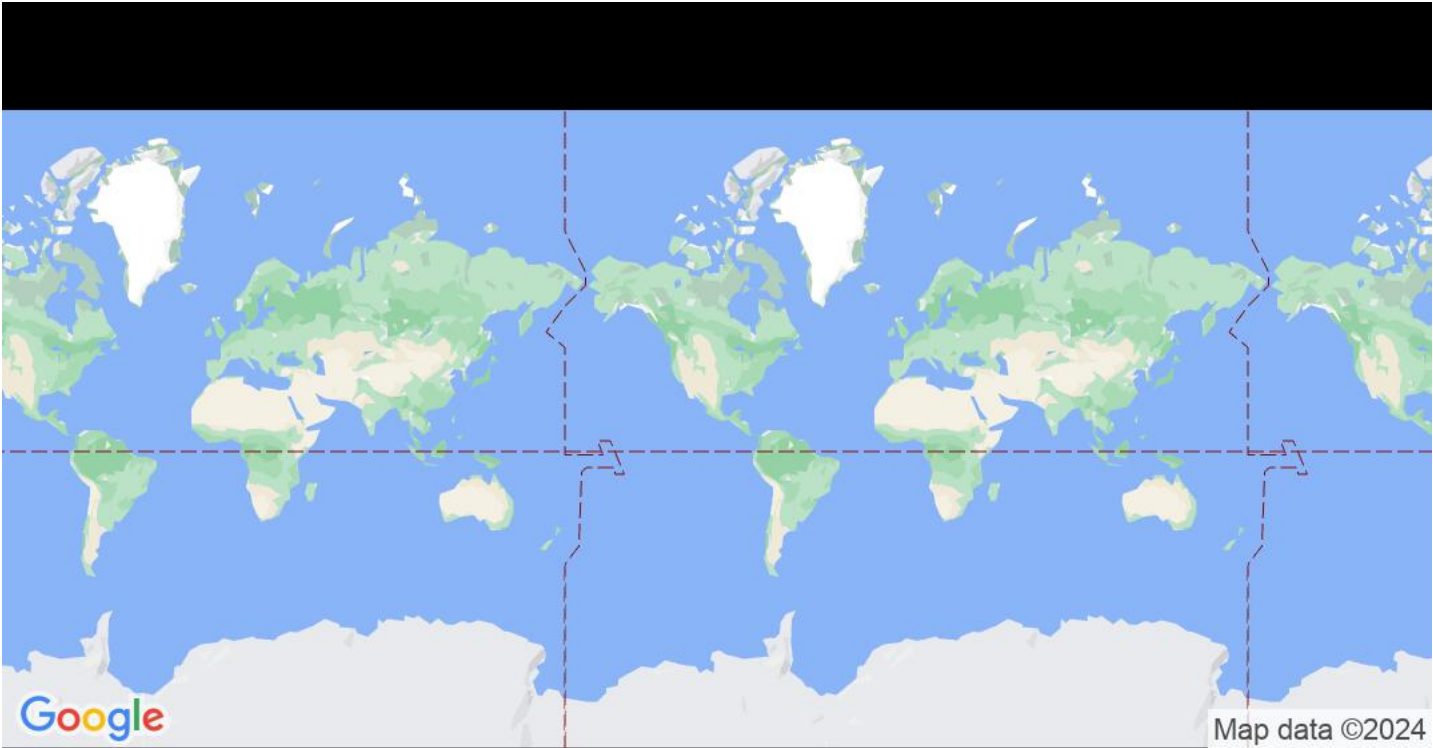
**Marcel Clarke  
Millennium Strategic Investments  
410-419-2587**

Month	0	1	2	3	4	5	6	7	8
Purchase	(155,500)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(300)	(300)	(300)	(300)	(300)			
Rehab Draws/Expenses	(40,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(197,000)	(300)	(300)	(300)	(300)	(300)			
Cumulative Cost Basis	(197,000)	(197,300)	(197,600)	(197,900)	(198,200)	(198,500)			
Sale Price						248,000			
Selling Costs						(17,360)			
Flip Profit to Investor (Pre-Tax)						32,140			
Total Cash Committed						198,500			
Return on Cash Investment (annualized)						38.86%			

# COMPARABLE SALES REPORT

Property Address: **17100 Fairway View Lane**  
Property City, State, ZIP: **Upper Marlboro, MD 20772**  
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq.</u> <u>Ft.</u>	<u>Date</u> <u>Sold</u>	<u>Year</u> <u>Built</u>	<u>Sales</u> <u>Price</u>	<u>\$/Sq.</u> <u>Ft.</u>	<u>Dist</u>	<u>Notes</u>
1.									
Average									



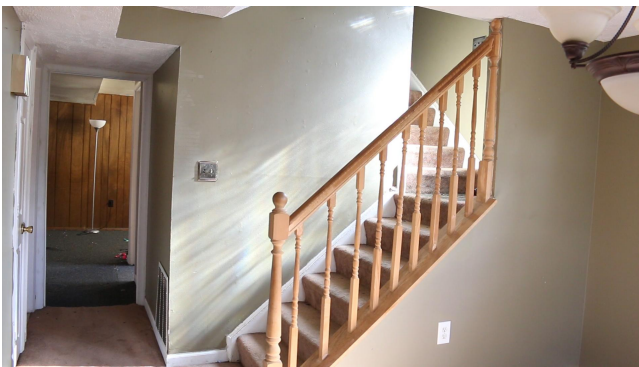
## Additional Pictures



**Bathroom I**



**Lower Level**



**Stairs**



**Bedroom**



**Bedroom II**



**Utility Room**



**Rec Room**



**Backyard**