

GREAT INVESTOR PROPERTY WITH HUGE PROFIT PROTENTIAL

**9437 Fairland Dr
Houston, Tx 77051**



**9437 Fairland Dr,
Houston, TX 77051
3 beds 1 bath 1,352 sqft**

NEEDS VERY FEW REPAIRS. CEILING & CARPET

Exclusively Presented By:

Everett jackson

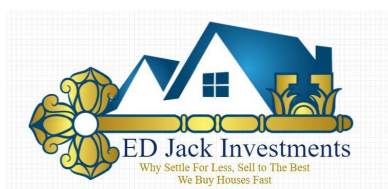
ED JACK INVESTMENTS,LLC.

houston

713-472-9616

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<http://edjacksoninvestments.com>



BUYER MARKETING SHEET (FLIP)

Home Details for 9437 Fairland Dr

Property Address: **9437 Fairland Dr**
 Property City, State, ZIP: **Houston, Tx 77051**
 Bedrooms: **3** Baths: **1** Sq.Feet: **1352** Built: **1955**
Notes: 25.000 potential profit

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Project Description: 3 Bedrooms
 1 full Bathroom
 Single-Family Home

Additional Notes: NEEDS VERY FEW REPAIRS. CEILING & CARPET

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	88,000.00	
Purchase Price (Offer Price)	47,000.00	53.41%
Rehab Costs	4,000.00	4.55%
Total Closing and Holding Costs	3,000.00	3.41%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	5,950.00	null
Total Project Cost Basis	54,000.00	61.36%
Total Amount Financed	0.00	
Total Cash Committed	54,000.00	

PROJECTED RESULTS

Projected Resale Price	85,000.00
Total Project Cost Basis	54,000.00
Flip Profit	25,050.00
ROI	46.39%
Annualized ROI	139.17%

Timeline Assumptions

Time to Complete Rehab	2 Months
Time to Complete Sale	2 Months
Total Time	4 Months



CASH FLOW SUMMARY (FLIP)

Fairland Property
9437 Fairland Dr
Houston, Tx 77051

Everett Jackson
ED JACK INVESTMENTS, LLC.
713-472-9616

Month	0	1	2	3	4	5	6	7	8
Purchase	(47,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses	(4,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(52,500)	(375)	(375)	(375)	(375)				
Cumulative Cost Basis	(52,500)	(52,875)	(53,250)	(53,625)	(54,000)				
Sale Price						85,000			
Selling Costs						(5,950)			
Flip Profit to Investor (Pre-Tax)						25,050			
Total Cash Committed						54,000			
Return on Cash Investment (annualized)						139.17%			

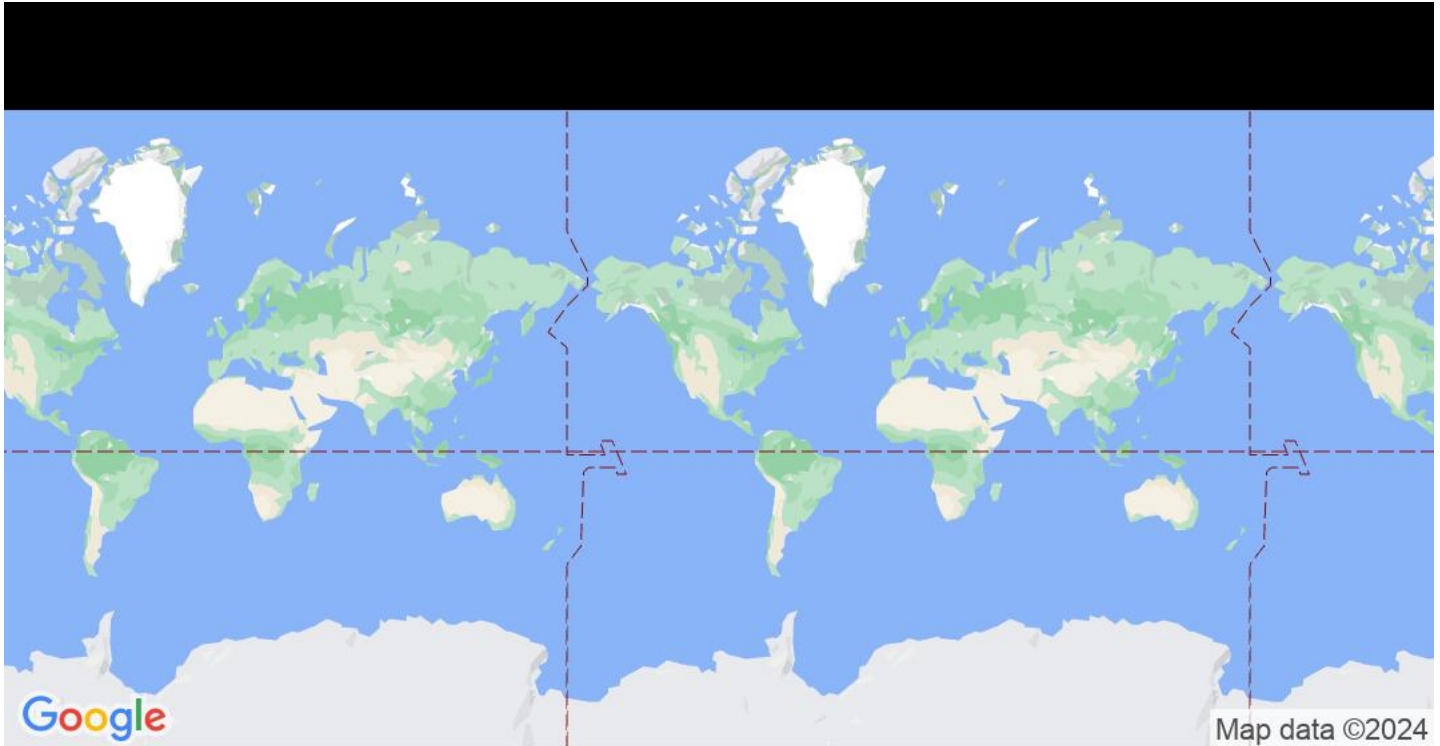
CASH FLOW TO LENDER (HOLD)

<div>9437 Fairland Dr Houston, Tx 77051</div>				<div>Everett jackson ED JACK INVESTMENTS,LLC. 713-472-9616</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: **9437 Fairland Dr**
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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. 2925 Sunbeam St	3	1	895	4/22/16		65,000			
2. 10005 Sierra Dr	3	1	836	4/25/16		63,000			

Average