

BUYER MARKETING SHEET (FLIP)

Off Market South Tampa Deal/ Fix N Flip

Property Address: **3813 w Iowa St**
 Property City, State, ZIP: **Tampa, FL 33616**
 Bedrooms: **4** Baths: **2** Sq.Feet: **1387** Built: **1971**
Notes:

Presented by:
Christian Ramirez
 Argo Group Properties LLC
 813-474-8688
 cramirez2204@gmail.com

Project Description: South Tampa with Great comps
 4bed, 2bath | 1,464 sqft | Block

Additional Notes: All it needs it some modern updates,HVAC, and a curb appeal!

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	225,000.00	
Purchase Price (Offer Price)	140,000.00	62.22%
Rehab Costs	20,000.00	8.89%
Total Closing and Holding Costs	3,700.00	1.64%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	8,400.00	null
Total Project Cost Basis	163,700.00	72.76%
Total Amount Financed	0.00	
Total Cash Committed	163,700.00	

PROJECTED RESULTS

Projected Resale Price	210,000.00
Total Project Cost Basis	163,700.00
Flip Profit	37,900.00
ROI	23.15%
Annualized ROI	69.46%

Timeline Assumptions

Time to Complete Rehab	1 Month
Time to Complete Sale	3 Months
Total Time	4 Months

