1537 N BOND STREET OLIVER COMMUNITY PROPERTY

1537 N BOND STREET

BALTIMORE, MD 21213



National Historical District: OLD EAST BALTIMORE HISTORIC DISTRICT OLIVER COMMUNITY. 2 Story Federal Town home in Oliver. Property is Vacant. 3BR/1BA, 1159 sq.ft. blocks from Johns Hopkins University and middle of Bond Street Redevelopment Projects.

Exclusively Presented By:

P. Paris Wilson

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PROJECT SUMMARY

PROJECT SUMMARY - FLIP

PURCHASE/REHAB ASSUMPTIONS	
Purchase Price	55,000.00
Rehab Cost	49,800.00
Total Closing (not inc. Sale) and Holding Costs	4,000.00
Total Financing Costs	-
Projected Cost of Sale	12,000.00
Total Project Cost	108,800.00
Total Amount Financed	-
Total Cash Committed	108,800.00
RESULTS	
Projected Resale Price	200,000.00
Total Project Cost Basis	108,800.00
Lender Split of Profits	
Flip Profit	79,200.00
ROI	72.79%
Annualized ROI	218.38%

PROJECT SUMMARY - HOLD/RENT

PURCHASE/REHAB ASSUMPTIONS	
Purchase Price	55,000.00
Rehab Cost	49,800.00
Total Closing (not inc. Refi) and Holding Costs	4,000.00
Total Financing Costs	-
Total Project Cost	108,800.00
Total Amount Financed	-
Total Cash Committed	108,800.00
NEW LOAN ASSUMPTIONS	
Projected After-Repair Appraisal	205,000.00
New Loan Amount	153,750.00
Closing Costs on New Loan	3,075.00
RESULTS	
Cash-Out at Refi	150,675.00
Lender Split of Cash-Out Profit	
Profit at Refi	41,875.00
ROI on Downpayment/Cash Invested (Annualized)	115.46%
Original Investment Tied up in Deal after Refi	-
Equity Left in the Deal after Refi	51,250.00
Monthly Cashflow (Pretax)	(79.35)
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 Cost of Financing	-

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)

1537 N BOND STREET OLIVER COMMUNITY PROPERTY

Property Address: **1537 N BOND STREET**
Property City, State, ZIP: **BALTIMORE, MD 21213**
Bedrooms: **3** Baths: **1** Sq.Feet: **1159** Built: **1915**
Notes: National Historical District: OLD EAST BALTIMORE HISTORIC DISTRICT OLIVER COMMUNITY. 2 Story Federal Town home in Oliver

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Additional Notes: Repair Cost(rental) $25k max/ retail $50k est; update kitchen, baths, add bath, finish basement, appliances, paint, carpet, flooring, windows, etc...

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	210,000.00	
Purchase Price (Offer Price)	**55,000.00**	**26.19%**
Rehab Costs	49,800.00	23.71%
Total Closing and Holding Costs	4,000.00	1.90%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	12,000.00	null
Total Project Cost Basis	**108,800.00**	51.81%
Total Amount Financed	0.00	
Total Cash Committed	108,800.00	

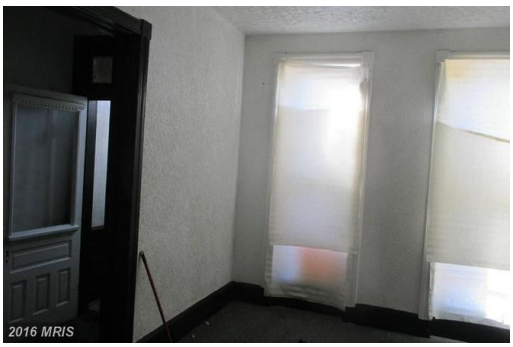
PROJECTED RESULTS

Projected Resale Price	200,000.00
Total Project Cost Basis	108,800.00
Flip Profit	**79,200.00**
ROI	72.79%
Annualized ROI	218.38%
Timeline Assumptions	
Time to Complete Rehab	2 Months
Time to Complete Sale	2 Months
Total Time	4 Months









BUYER MARKETING SHEET (HOLD)

1537 N BOND STREET OLIVER COMMUNITY PROPERTY

Property Address: **1537 N BOND STREET**
Property City, State, ZIP: **BALTIMORE, MD 21213**
Bedrooms: **3** Baths: **1** Sq.Feet: **1159** Built: **1915**
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PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	205,000.00	
Purchase Price (Offer Price)	**55,000.00**	27%
Rehab Costs	49,800.00	24%
Total Closing (not inc. Refi) and Holding Costs	4,000.00	2%
Total Financing Costs	-	0%
Total Project Cost Basis	**108,800.00**	53%
Total Amount Financed	-	
Total Cash Committed	108,800.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,309.50	Projected New Loan Amount (for Refi)	153,750.00
Projected Monthly Expenses	365.95	Cash-Out at Refi (net of closing costs)	150,675.00
Projected Monthly Net Operating Income	943.55	Profit at Refi	41,875.00
		Cash Left in the Deal after Refi	-
Cap Rate Based on Cost Basis	10.4%	Equity Left in the Deal after Refi	51,250.00
Cap Rate Based on ARV	**5.5%**	Monthly Cash Flow (before-tax)	(79.35)
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	infinite
Assumed Time to Complete Refi	2 Months	**DCR of New Loan**	0.92
Total Time between Acquisition and Refi	4 Months	*Assuming 7% Rate and 30 Year Amortization*	





STABILIZED INCOME AND EXPENSES (HOLD)

1537 N BOND STREET BALTIMORE, MD 21213	P. Paris Wilson WILSON & WILSON ENTERPRISE, LLC 443.691.6619

OPERATING INCOME

Unit Type #	# of units	Unit type	Square Ft	$/Ft/Mth	Monthly	Annual Rent	% of GSI
1	1	3br	1,159		1,350	16,200	100.0%
Total	1		1,159				
Gross Schedule Income					1,350	16,200	100%
VACANCY LOSS				3.0%	40	486	
Other Income					0	0	
Gross Operating Income (Effective Gross Inc)					1,310	15,714	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Total Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	1,571	131	1,571	35.8%	10.0%
Advertising						
Insurance Hazard		300	25	300	6.8%	1.9%
Janitorial						
Landscape Maintenance						
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance		0	0	0	0.0%	0.0%
Reserves						
Taxes - Property		1,200	100	1,200	27.3%	7.6%
other						
Utilities:						
Water/Sewer		120	10	120	2.7%	0.8%
Electricity		720	60	720	16.4%	4.6%
Gas		180	15	180	4.1%	1.1%
Fuel Oil						
Other Utilities		300	25	300	6.8%	1.9%
Total Operating Expenses		**4,391**	**366**	**4,391**	**100%**	**28%**
Net Operating Income		11,323	944	11,323		72%

CASH FLOW SUMMARY (FLIP)

1537 N BOND STREET OLIVER COMMUNITY 1537 N BOND STREET BALTIMORE, MD 21213	P. Paris Wilson WILSON & WILSON ENTERPRISE, LLC 443.691.6619

Month	0	1	2	3	4	5	6	7	8
Purchase	(55,000)								
Purchase Closing Costs	(4,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses	(49,800)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(108,800)	0	0	0	0				
Cumulative Cost Basis	(108,800)	(108,800)	(108,800)	(108,800)	(108,800)				
Sale Price					200,000				
Selling Costs					(12,000)				
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)					79,200				
Total Cash Committed					108,800				
Return on Cash Investment (annualized)					218.38%				

CASH FLOW SUMMARY (HOLD)

1537 N BOND STREET OLIVER COMMUNITY PROPERTY 1537 N BOND STREET BALTIMORE, MD 21213	P. Paris Wilson WILSON & WILSON ENTERPRISE, LLC 443.691.6619

Month	0	1	2	3	4	5	6	7	8
Purchase	(55,000)								
Closing Costs	(4,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses	(49,800)								
Interest (Paid or Accrued)		0	0	0	0				
Total Cash Spent in Period	(108,800)	0	0	0	0				
Cumulative Financed	0	0	0	0	0				
Cumulative Cost Basis	(108,800)	(108,800)	(108,800)	(108,800)	(108,800)				
Refinance: New Loan Amount					153,750				
Closing Costs on New Loan					(3,075)				
PayOff Existing Loan					0				
Cash Out at Refi					150,675				
Profit to Investor at Refi					41,875				
Return on Cash Investment					115.46%				
Cash Tied up in Deal					0				
Equity Left in Deal					51,250				

CASH FLOW TO LENDER (HOLD)

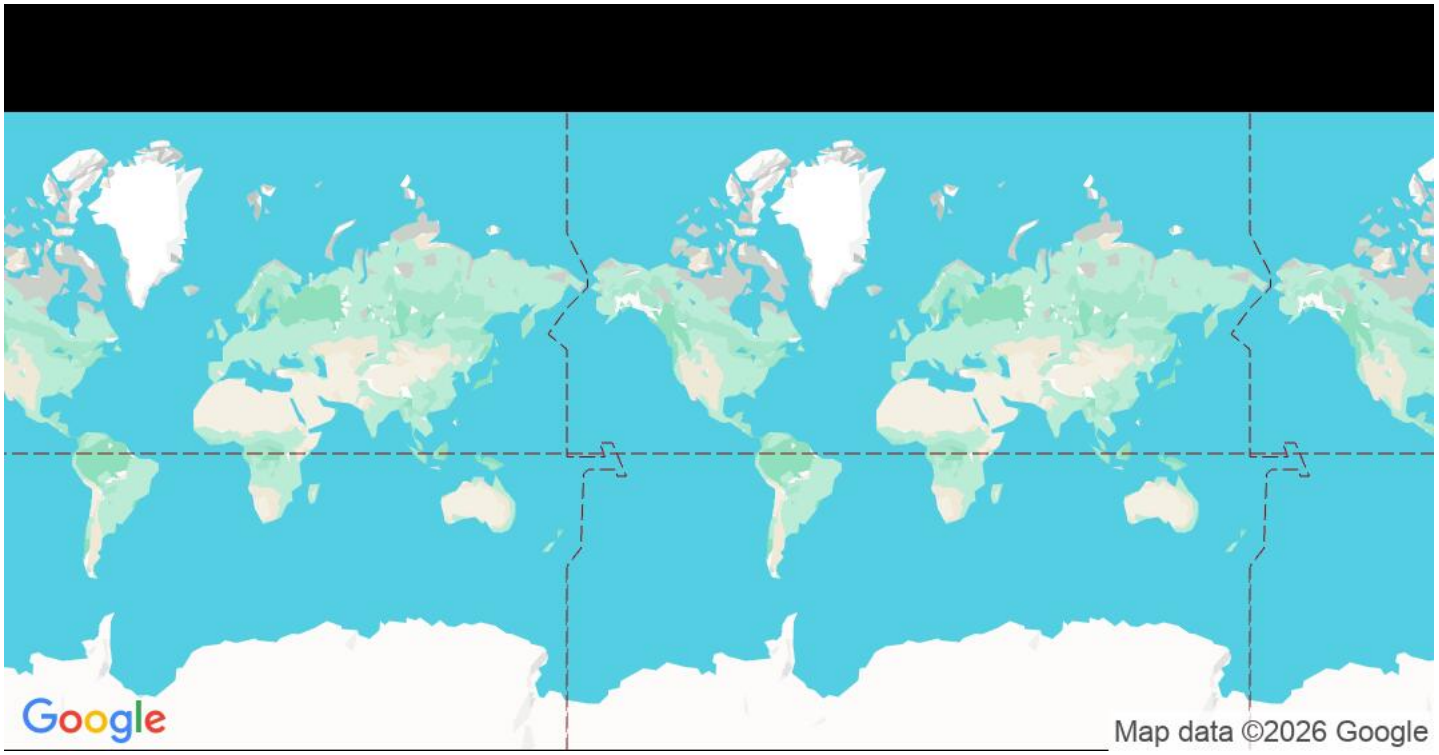
1537 N BOND STREET BALTIMORE, MD 21213		P. Paris Wilson WILSON & WILSON ENTERPRISE, LLC 443.691.6619	
Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
Profit Split to Lender:	50.00%		
Total Amount Funded By Lender:	0	Total:	-
Total Loan Amount (inc deferred):	0	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			
Profit Split from Cash-Out Refi									
Cashflows Out									
Cashflows In									
Net									

COMPARABLE SALES REPORT

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	Property Address	Beds	Baths	SqFt	Sold	Built	Price	$/SqFt	Dist	Notes
1.	1401 N BOND ST	3	3.5	518	ACTIVE		198,500			
2.	1625 N BROADWAY	3	3.5	1,028	08/30/2016		250,000			
3.	1438 N BOND ST	3	2.5	1,125	ACTIVE		245,000			
4.	1515 N CAROLINE ST	3	3.5	1,960	08/10/2016		210,000			
5.										
6.										
7.										
8.										
9.										
10										
	Average									

Additional Pictures

1537 N BOND ST PICS

