

GREAT PROPERTY IN A BEAUTIFUL NEIGHBORHOOD

**181 SHARPE STREET
STERRETT, ALABAMA 35147**



4 BEDROOM 2 BATH

Exclusively Presented By:

CARL FOSTER

5C PROPERTIES LLC

5502 TIMBER LEAF WAY

BESSEMER

2058819551

carlsr@5cpropertiesllc.com

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PROJECT SUMMARY

181 SHARPE STREET

PROJECT SUMMARY - FLIP

PURCHASE/REHAB ASSUMPTIONS

Purchase Price	184,900.00
Rehab Cost	-
Total Closing (not inc. Sale) and Holding Costs	3,000.00
Total Financing Costs	-
Projected Cost of Sale	12,474.00
Total Project Cost	187,900.00
Total Amount Financed	-
Total Cash Committed	187,900.00

RESULTS

Projected Resale Price	207,900.00
Total Project Cost	187,900.00
Lender Split of Profits	-
Flip Profit	7,526.00
ROI	4.01%
Annualized ROI	48.06%

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: **181 SHARPE STREET**
 Property City, State, ZIP: **STERRETT, ALABAMA 35147**
 Bedrooms: **4** Baths: **2** Sq.Feet: **1680** Built: **2010**
Notes: GREAT PROPERTY

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Project Description: NONE

Additional Notes: NONE

PURCHASE/REHAB ASSUMPTIONS

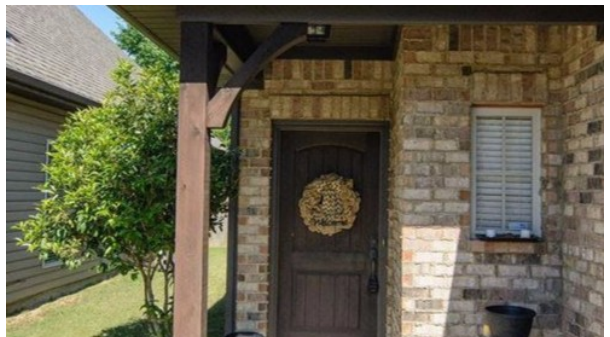
		% of ARV
After-Repair Value (ARV)	207,900.00	
Purchase Price (Offer Price)	184,900.00	88.94%
Rehab Costs	0.00	0.00%
Total Closing and Holding Costs	3,000.00	1.44%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	12,474.00	null
Total Project Cost Basis	187,900.00	90.38%
Total Amount Financed	0.00	
Total Cash Committed	187,900.00	

PROJECTED RESULTS

Projected Resale Price	207,900.00
Total Project Cost Basis	187,900.00
Flip Profit	7,526.00
ROI	4.01%
Annualized ROI	48.06%

Timeline Assumptions

Time to Complete Rehab	0 Months
Time to Complete Sale	1 Month
Total Time	1 Month



BUYER MARKETING SHEET (HOLD)

Property Address: **181 SHARPE STREET**
 Property City, State, ZIP: **STERRETT, ALABAMA 35147**
 Bedrooms: **4** Baths: **2** Sq.Feet: **1680** Built: **2010**

Notes:

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Project Description:

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	207,900.00	
Purchase Price (Offer Price)	184,900.00	89%
Rehab Costs	-	0%
Total Closing (not inc. Refi) and Holding Costs	1,500.00	1%
Total Financing Costs	-	0%
Total Project Cost Basis	186,400.00	90%
Total Amount Financed	-	
Total Cash Committed	186,400.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,500.00	Projected New Loan Amount (for Refi)	176,715.00
Projected Monthly Expenses	276.00	Cash-Out at Refi (net of closing costs)	171,413.55
Projected Monthly Net Operating Income	1,224.00	Profit at Refi	-
Cap Rate Based on Cost Basis	7.9%	Cash Left in the Deal after Refi	14,986.45
Cap Rate Based on ARV	7.1%	Equity Left in the Deal after Refi	31,185.00
Assumed Time to Complete Rehab	0 Months	Monthly Cash Flow (before-tax)	275.36
Assumed Time to Complete Refi	0 Months	Cash-on-Cash Return (before-tax)	22.0%
Total Time between Acquisition and Refi	0 Months	DCR of New Loan	1.29
		<i>Assuming 5% Rate and 30 Year Amortization</i>	



STABILIZED INCOME AND EXPENSES (HOLD)

181 SHARPE STREET STERRETT, ALABAMA 35147				CARL FOSTER 5C PROPERTIES LLC 2058819551		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	1	4br	1,650	1,500	18,000	100.0%
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
Total	1		1,650			
Gross Schedule Income VACANCY LOSS Other Income Gross Operating Income (Effective Gross Inc)			0.0%	1,500	18,000	100%
				0	0	
				0	0	
				1,500	18,000	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	1,800	150	1,800	54.3%	10.0%
Advertising						
Insurance Hazard		900	75	900	27.2%	5.0%
Janitorial						
Landscape Maintenance						
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance						
Reserves						
Taxes - Property		612	51	612	18.5%	3.4%
other						
Utilities:						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
Total Operating expenses		3,312	276	3,312	100%	18%
Net Operating Income		14,688	1,224	14,688	82%	

CASH FLOW SUMMARY (FLIP)

**RENT FOR \$1500
181 SHARPE STREET
STERRETT, ALABAMA 35147**

**CARL FOSTER
5C PROPERTIES LLC
2058819551**

Month	0	1	2	3	4	5	6	7	8
Purchase	(184,900)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(1,500)							
Rehab Draws/Expenses									
Interest (Paid or Accrued)									
Total Cash Spent in Period	(186,400)	(1,500)							
Cumulative Cost Basis	(186,400)	(187,900)							
Sale Price		207,900							
Selling Costs		(12,474)							
Flip Profit to Investor (Pre-Tax)		7,526							
Total Cash Committed		187,900							
Return on Cash Investment (annualized)		48.06%							

CASH FLOW SUMMARY (HOLD)

RENT FOR \$1500 181 SHARPE STREET STERRETT, ALABAMA 35147		CARL FOSTER 5C PROPERTIES LLC 2058819551							
Month	0	1	2	3	4	5	6	7	8
Purchase	(184,900)								
Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses									
Interest (Paid or Accrued)									
Total Cash Spent in Period	(186,400)								
Cumulative Financed	0								
Cumulative Cost Basis	(186,400)								
Refinance: New Loan Amount	176,715								
Closing Costs on New Loan	(5,301)								
PayOff Existing Loan	0								
Cash Out at Refi	171,414								
Profit to Investor at Refi	0								
Return on Cash Investment	N/A								
Cash Tied up in Deal	14,986								
Equity Left in Deal	31,185								

CASH FLOW TO LENDER (HOLD)

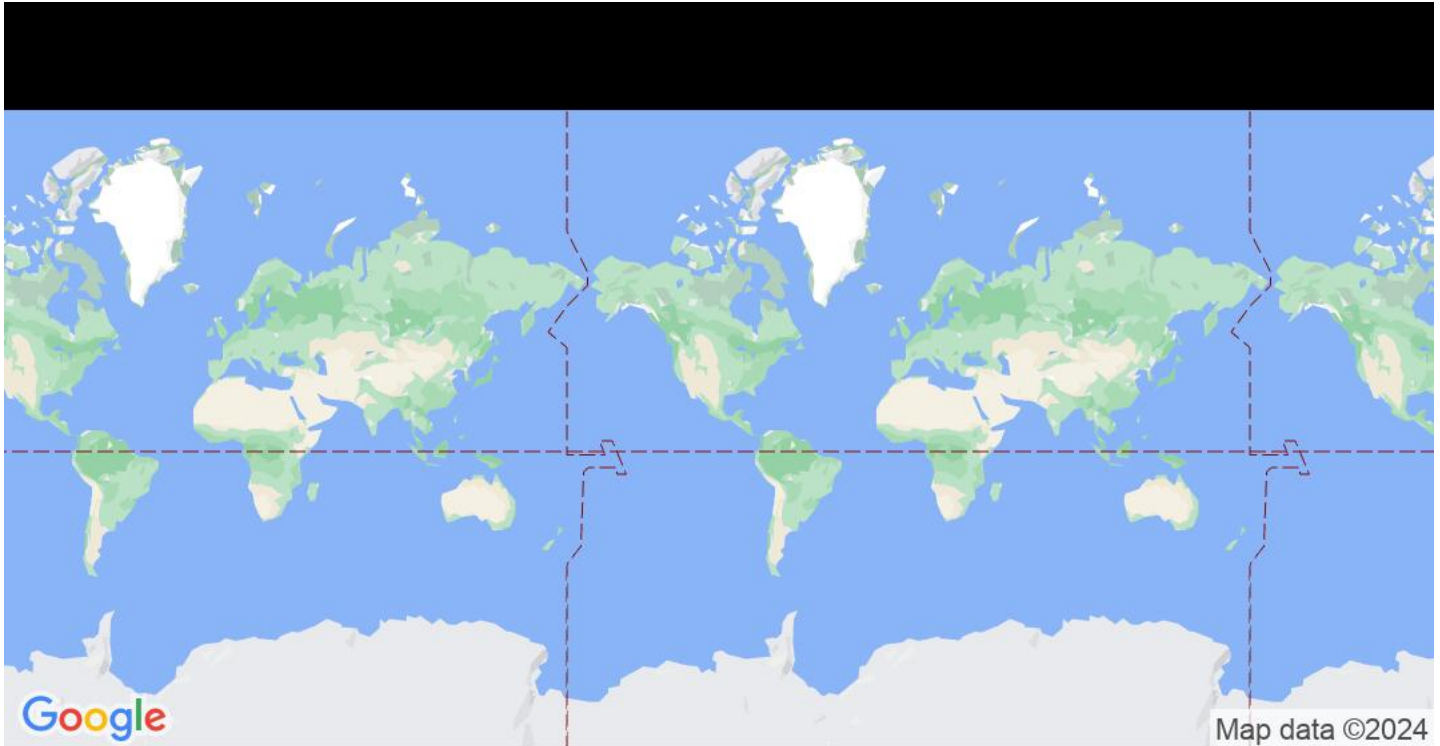
181 SHARPE STREET STERRETT, ALABAMA 35147				CARL FOSTER 5C PROPERTIES LLC 2058819551			
Points Offered to Lender:	3.00%	Total Interest Income:					
Interest Rate Offered to Lender:	10.00%	Points, Fees:		-			
Total Amount Funded By Lender:				Total:			
Total Loan Amount (inc deferred):		0		Cash-on-Cash 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: **181 SHARPE STREET**
Property City, State, ZIP: **STERRETT, ALABAMA 35147**
Bedrooms: **4** Baths: **2** Sq.Feet: **1680** Built: **2010**
Notes: CAN RENT FOR \$1500

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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. 139 Willow View Ln Wilsonville AL	4	2	0	12/12/2016		192,000			
2. 239 Lorrin Ln Sterrett AL	3	2	0	01/02/2017		230,500			
3. 168 Lake Chelsea Dr CHELSEA AL	3	3	0	12/02/2016		235,000			
4. 1048 Evan Cir Chelsea AL	4	3	0	05/26/2016		267,065			
5. 1316 Willow Oaks Dr Wilsonville AL	4	3	0	06/08/2016		268,900			

Average

Additional Pictures

BEAUTIFUL RENTAL \$1500

