

6039 GWYNN OAK AVENUE

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GWYNN OAK, MD 21207



Balto County SCENIC VIEWS ON QUIET LUSH BLOCK OF THE GWYNN FALLS. Across the street from Gwynn Oak Family Park. This property is in very good condition and just waiting for the right design and vision. Maximize and watch your profits explode by converting to a 3bd, 2ba property..\$\$\$\$\$\$\$\$.

Exclusively Presented By:

P. Paris Wilson

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2708 RONA ROAD

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PROJECT SUMMARY

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	67,600.00	A
Rehab Cost	60,000.00	B
Total Closing (not inc. Sale) and Holding Costs	4,000.00	C
Total Financing Costs	5,942.00	D
Projected Cost of Sale	12,300.00	E
Total Project Cost	<u>137,542.00</u>	(A+B+C+D+E)
Total Amount Financed	118,840.00	F
Total Cash Committed	18,702.00	G
<u>RESULTS</u>		
Projected Resale Price	<u>205,000.00</u>	H
Total Project Cost	<u>137,542.00</u>	I
Lender Split of Profits	-	J
Flip Profit	55,158.00	K=H-I-J
ROI	294.93%	K/G
Annualized ROI	884.79%	

<u>Breakdown of Financing Costs:</u>	
Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	3,242
Interest on Rehab Money	2,700
Total Cost of Financing	<u>5,942</u>

BUYER MARKETING SHEET (FLIP)

6039 GWYNN OAK AVENUE

Property Address: 6039 GWYNN OAK AVENUE Property City, State, ZIP: GWYNN OAK, MD 21207 Bedrooms: 2 Baths: 1 Sq.Feet: 1100 Built: 1928 <u>Notes:</u> Balto County SCENIC VIEWS ON QUIET LUSH BLOCK OF THE GWYNN FALLS. Across the street from Gwynn Oak Family Park. This pro	Presented by: P. Paris Wilson WILSON & WILSON ENTERPRISE, LLC 443.691.6619 wwenterprisellc@gmail.com www.wilsonandwilsonenterprisellc.com
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Project Description: Balto County SCENIC VIEWS ON QUIET LUSH BLOCK OF THE GWYNN FALLS. Across the street from Gwynn Oak Family Park. This property is in very good condition and just waiting for the right design and vision. Maximize and watch your profits explode by converting to a 3bd, 2ba

Additional Notes: Reno cost est. \$60k..

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
After-Repair Value (ARV)	205,000.00	% of ARV	Projected Resale Price	205,000.00
Purchase Price (Offer Price)	67,600.00	32.98%	Total Project Cost Basis	137,542.00
Rehab Costs	60,000.00	29.27%	Flip Profit	55,158.00
Total Closing and Holding Costs	4,000.00	1.95%	ROI	294.93%
Total Financing Costs	5,942.00	2.90%	Annualized ROI	884.79%
Projected Cost of Sale	12,300.00	null	<u>Timeline Assumptions</u>	
Total Project Cost Basis	137,542.00	67.09%	Time to Complete Rehab	2 Months
Total Amount Financed	118,840.00		Time to Complete Sale	2 Months
Total Cash Committed	18,702.00		Total Time	4 Months



CASH FLOW SUMMARY (FLIP)

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Month	0	1	2	3	4	5	6	7	8
Purchase	(67,600)								
Purchase Closing Costs	(4,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses	(60,000)								
Interest (Paid or Accrued)		(1,486)	(1,486)	(1,486)	(1,486)				
Total Cash Spent in Period	(12,760)	(1,486)	(1,486)	(1,486)	(1,486)				
Cumulative Cost Basis	(131,600)	(133,086)	(134,571)	(136,057)	(137,542)				
Sale Price									
Sale Price					205,000				
Selling Costs					(12,300)				
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)					55,158				
Total Cash Committed									
Total Cash Committed					18,702				
Return on Cash Investment (annualized)									
Return on Cash Investment (annualized)					884.79%				

CASH FLOW TO LENDER (HOLD)

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Interest Rate Offered to Lender: 15.00%

Total Amount Funded By Lender: 118,840

Total Loan Amount (inc deferred): 118,840

Total Interest Income: 5,942

Total: 5,942

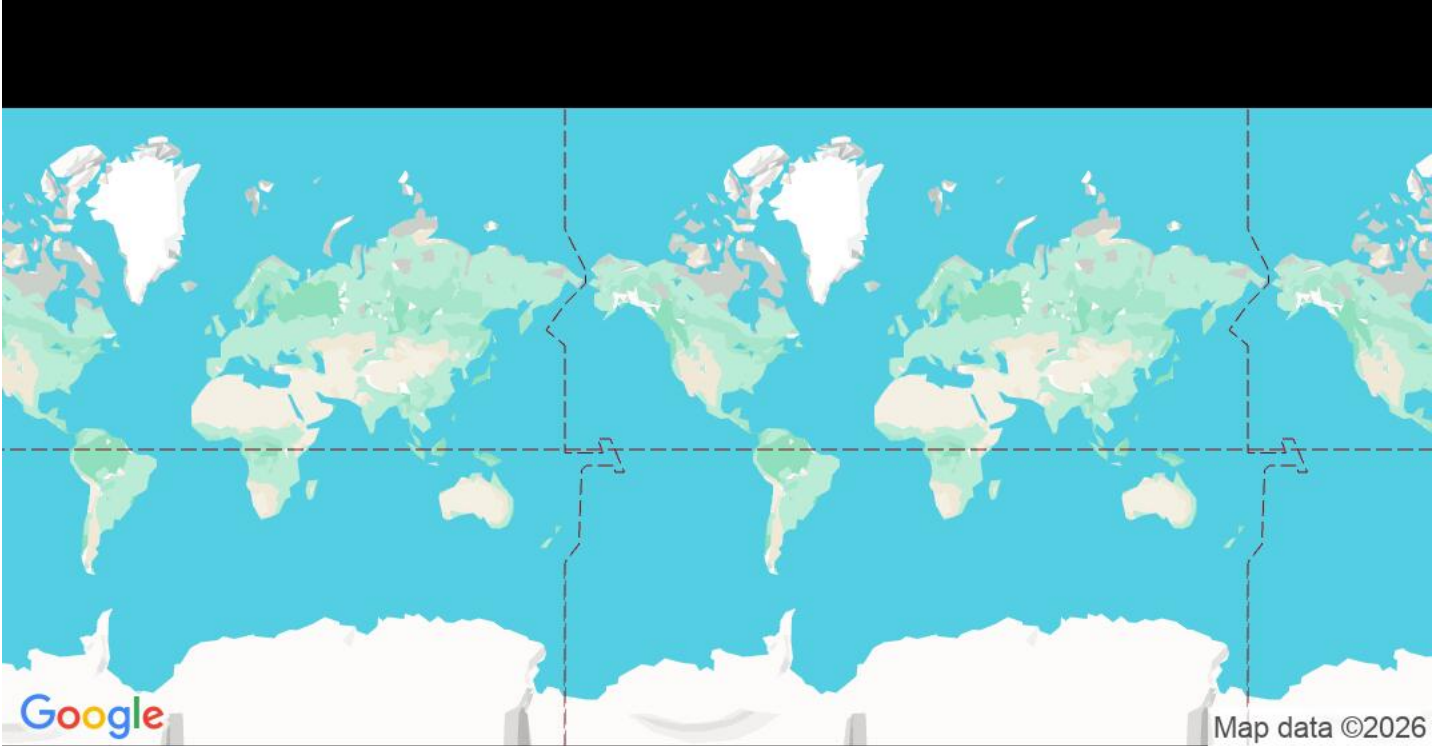
Cash-on-Cash Return (annual):	15.00%
IRR (annualized):	16.08%

Month	0	1	2	3	4	5	6	7	8
Purchase	(60,840)								
Purchase Closing Costs Funded	(4,000)								
Holding Costs Funded									
Rehab Draws	(54,000)								
Interest on Loan (Paid)		811	811	811		811			
Interest on Loan (Deferred)									
Interest on Draws (Paid)		675	675	675	675				
Interest on Draws (Deferred)									
Total Loan Balance	(118,840)	(118,840)	(118,840)	(118,840)	(118,840)	(118,840)			
Payback of the Loan							118,840		
Cashflows Out	(118,840)								
Cashflows In		(1,486)	(1,486)	(1,486)	(1,486)	(120,326)			
Net	(118,840)	1,486	1,486	1,486	1,486	120,326			

COMPARABLE SALES REPORT

Property Address: **6039 GWYNN OAK AVENUE**
 Property City, State, ZIP: **GWYNN OAK, MD 21207**
 Bedrooms: **2** Baths: **1** Sq.Feet: **1100** Built: **1928**
 Notes:

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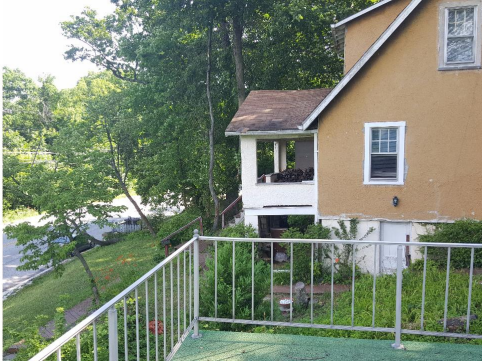


<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1. 11 Gwynn Lake Dr	2	1	1,216	ACTIVE		199,900			FULL REHAB, DOM 9
2. 2504 Poplar Dr	3	2	1,298	PENDING		229,995			FULL REHAB, DOM 13
3. 15 Summerfield Rd	4	1,5	1,148	04/14/2017		200,000			AVG REHAB, DOM 60
4. 2608 Larchmont Dr	4	3	1,287	03/07/2017		219,000			FULL REHAB, DOM 89

Average

Additional Pictures

6039 GWYNN OAK AVENUE PICS



ATTIC convert to 3rd bedroom

