

ROCK BOTTOM BARGAIN HOT HOME FOR SALE ON ONE (1) ACRE

4351 Wildt Road

San Antonio, Texas 78222



House is 1,630 square feet. Three bedrooms, two baths, large kitchen, utility room, carport has a concrete slab and is enclosed on two sides. Carport can easily be converted to a fourth (4) bedroom. Detached storage shed. Property is 410 feet long by 125 feet wide -- one (1) Full Acre. Large mature shade trees on property. Comps \$125K to \$175K.

Exclusively Presented By:

Jack Robertson (Austin) * Ray Lopez (San Antonio)**

Blaze Investment Group

6263 Mcniel Dr

Austin, TX

512-296-4503 Austin / 210-290-4435 San Antonio

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<http://www.sellittodayyourway.com/investor-buyer/>



PROJECT SUMMARY

San Antonio Blockbuster

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	82,500.00	A
Rehab Cost	25,000.00	B
Total Closing (not inc. Sale) and Holding Costs	3,000.00	C
Total Financing Costs	-	D
Projected Cost of Sale	10,500.00	E
Total Project Cost	110,500.00	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	110,500.00	G
<u>RESULTS</u>		
Projected Resale Price	150,000.00	H
Total Project Cost	110,500.00	I
Lender Split of Profits	-	J
Flip Profit	29,000.00	K=H-I-J
ROI	26.24%	K/G
Annualized ROI	78.73%	

<u>Breakdown of Financing Costs:</u>	
Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

BUYER MARKETING SHEET (FLIP)

San Antonio Fixer Upper W/ Equity

Property Address: **4351 Wildt Road**

Property City, State, ZIP: **San Antonio, Texas 78222**

Bedrooms: **3** Baths: **2** Sq.Feet: **1538** Built: **1940**

Notes: Property is on one(1) Acre. Large mature trees. Country living in the City. New house can be built in rear. Zoned R20.

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Project Description: House has an attached carport with concrete slab and is enclosed on two sides. Carport can easily be converted to a fourth (4) bedroom for minimum cost. Min. rehab. Call for a walk-through inspection. By Appointment only. Call Ray Lopez

Additional Notes: Structurally sound foundation. Interior and exterior painting will make it sparkle. Recommend laminate floors. You can make this a dream home. Use your own contractors or I can supply highly skilled tradesmen at a very reasonable price. Cash only. Potential flip profit \$25K to \$40K. Check the comps & do your own diligence.

PURCHASE/REHAB ASSUMPTIONS

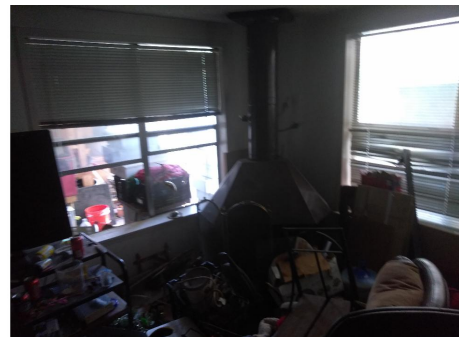
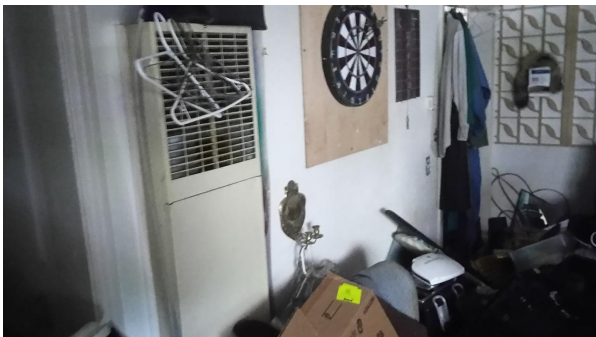
		% of ARV
After-Repair Value (ARV)	150,000.00	
Purchase Price (Offer Price)	82,500.00	55.00%
Rehab Costs	25,000.00	16.67%
Total Closing and Holding Costs	3,000.00	2.00%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	10,500.00	null
Total Project Cost Basis	110,500.00	73.67%
Total Amount Financed	0.00	
Total Cash Committed	110,500.00	

PROJECTED RESULTS

Projected Resale Price	150,000.00
Total Project Cost Basis	110,500.00
Flip Profit	29,000.00
ROI	26.24%
Annualized ROI	78.73%

Timeline Assumptions

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



CASH FLOW SUMMARY (FLIP)

**4351 Wildt Road
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Month	0	1	2	3	4	5	6	7	8
Purchase	(82,500)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses	(25,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(109,000)	(375)	(375)	(375)	(375)				
Cumulative Cost Basis	(109,000)	(109,375)	(109,750)	(110,125)	(110,500)				
Sale Price					150,000				
Selling Costs					(10,500)				
Flip Profit to Investor (Pre-Tax)					29,000				
Total Cash Committed					110,500				
Return on Cash Investment (annualized)					78.73%				

CASH FLOW TO LENDER (HOLD)

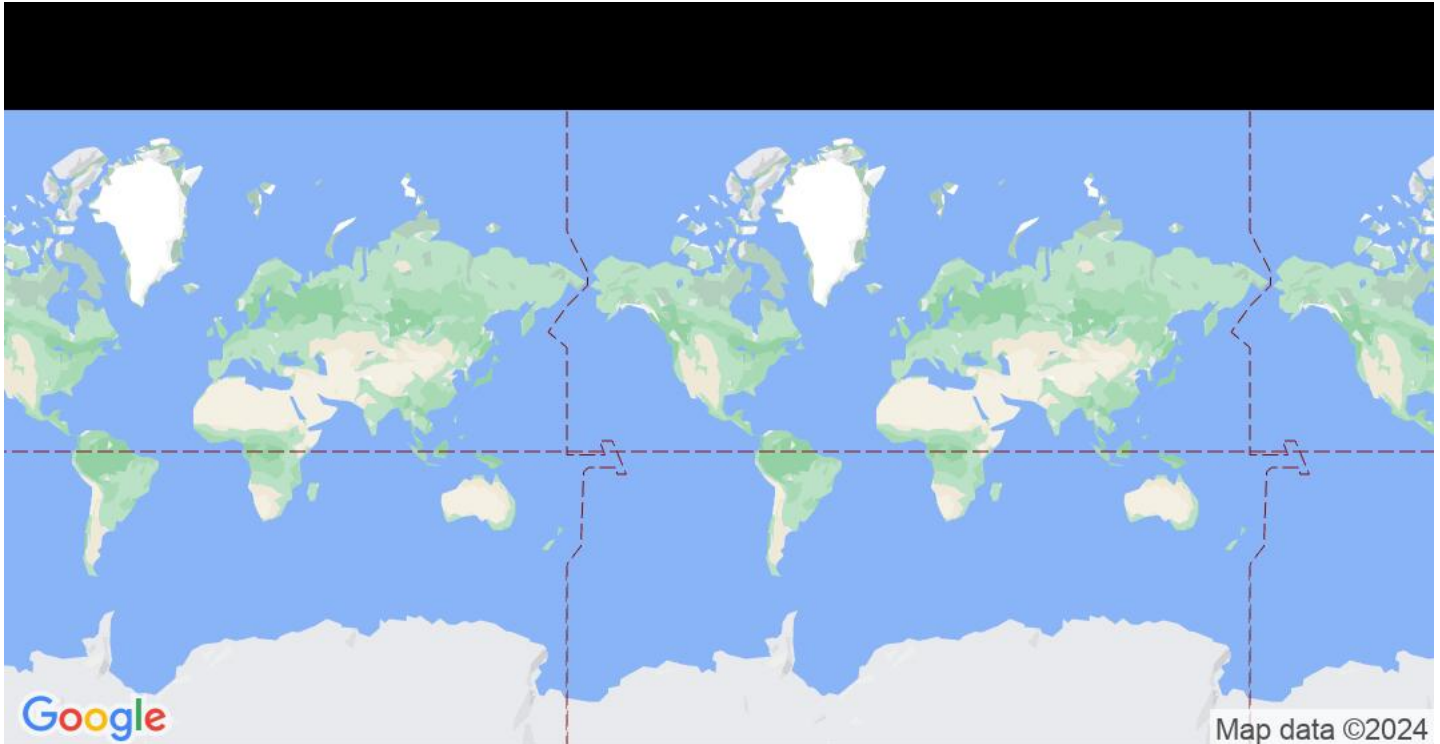
4351 Wildt Road				Jack Robertson (Austin) *** Ray Lopez (San					
San Antonio, Texas 78222				Blaze Investment Group					
				512-296-4503 Austin / 210-290-4435 San					
Points Offered to Lender:	3.00%			Total Interest Income:		-			
Interest Rate Offered to Lender:	10.00%			Points, Fees:		-			
Profit 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

Property Address: **4351 Wildt Road**
Property City, State, ZIP: **San Antonio, Texas 78222**
Bedrooms: **3** Baths: **2** Sq.Feet: **1538** Built: **1940**

Notes: Get this deal today it wont last long
It's in a well populated area.
Get this deal today don't delay! It wont last long!

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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. 4206 Wildt Rd	3	1	1,022	2-21-17		48,000			'First two pics
2. 4111 Mcinnis	2	2	1,096	12-05-15		129,000			
3. 4101 Mcninnis	3	2	2,223	2-13-17		299,000			
Average									