

Mobile Home No Age Restriction, Only \$393 Lot Rent !

387 Manatee Cove Drive
Tallahassee, FI 32304



Bayhead Mobile Home Park is a sprawling family friendly community located in the beautiful rolling hills and local rivers surrounding Tallahassee Florida. Only 8k with value over 55k the lot rent is only \$393 per month !

Exclusively Presented By:

Dana Nay

Local Home Investment

8297 ChampionsGate Boulevard, Suite 441

Championsgate, Florida 33896

4077445280

Dana@localhomeinvestment.com

www.localhomeinvestment.com



Powered by www.rehabvaluator.com

BUYER MARKETING SHEET (FLIP)



Property Address: 387 Manatee Cove Drive Property City, State, ZIP: Tallahassee, FL 32304 Bedrooms: 4 Baths: 2 Sq.Feet: Built: 1997 <u>Notes:</u> No age restriction, small lot rent, tennis courts, pool, walking trails, pets allowed	Presented by: Dana Nay Local Home Investment 4077445280 Dana@localhomeinvestment.com www.localhomeinvestment.com
---	---

Project Description:

Additional Notes: Very small cosmetic updates to suit your own taste

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
After-Repair Value (ARV)	55,000.00	% of ARV	Projected Resale Price	55,000.00
Purchase Price (Offer Price)	8,000.00	14.55%	Total Project Cost Basis	10,500.00
Rehab Costs	1,000.00	1.82%	Flip Profit	40,650.00
Total Closing and Holding Costs	1,500.00	2.73%	ROI	387.14%
Total Financing Costs	0.00	0.00%	Annualized ROI	4645.71%
Projected Cost of Sale	3,850.00	null	<u>Timeline Assumptions</u>	
Total Project Cost Basis	10,500.00	19.09%	Time to Complete Rehab	0 Months
Total Amount Financed	0.00		Time to Complete Sale	1 Month
Total Cash Committed	10,500.00		Total Time	1 Month



CASH FLOW SUMMARY (FLIP)

**387 Manatee Cove Drive
Tallahassee, FI 32304**

**Dana Nay
Local Home Investment
4077445280**

Month	0	1	2	3	4	5	6	7	8
Purchase	(8,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
<hr/>									
Holding Costs									
Rehab Draws/Expenses	(1,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(10,500)	0							
Cumulative Cost Basis	(10,500)	(10,500)							
<hr/>									
Sale Price		55,000							
Selling Costs		(3,850)							
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)		40,650							
<hr/>									
Total Cash Committed		10,500							
Return on Cash Investment (annualized)		4645.71%							

CASH FLOW TO LENDER (HOLD)

387 Manatee Cove Drive Tallahassee, FI 32304	Dana Nay Local Home Investment 4077445280
---	--

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		-

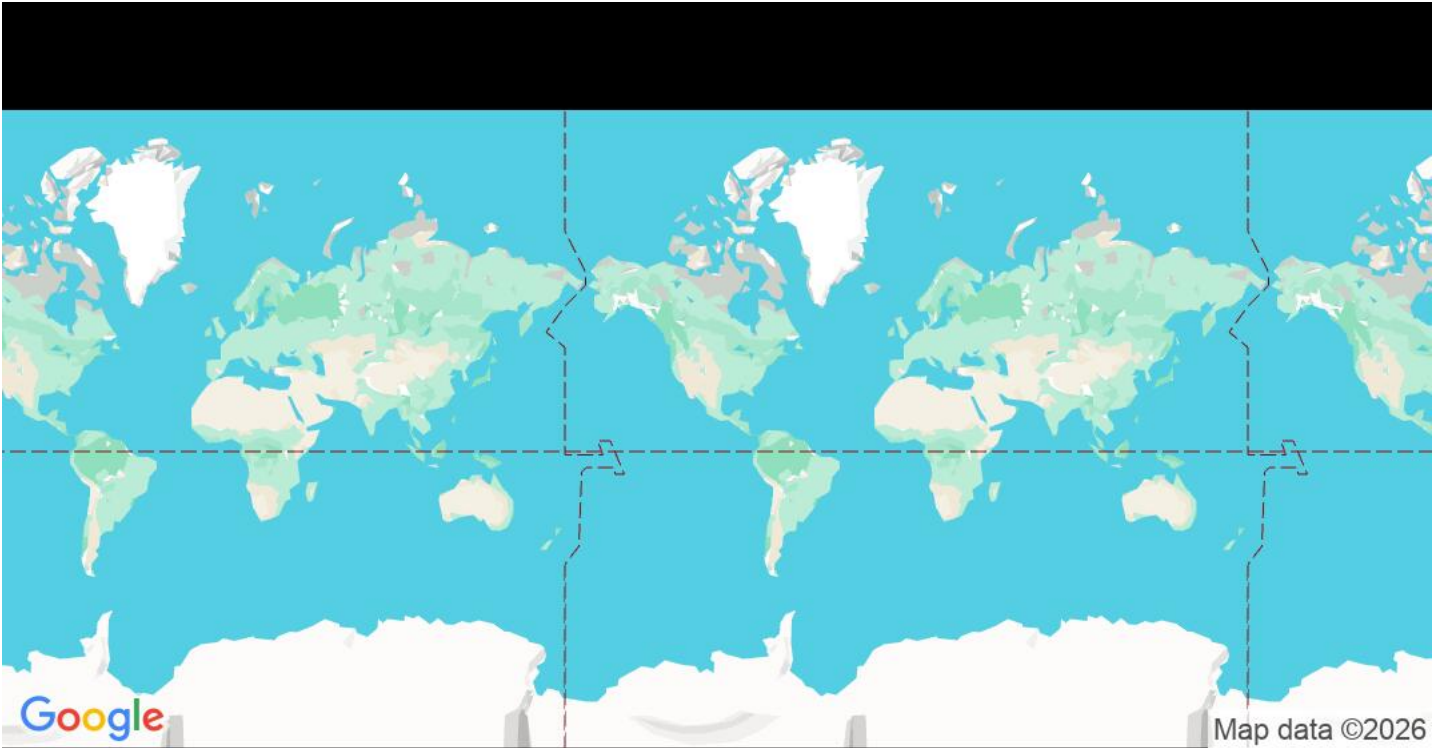
Cash-on-Cash Return (annual):
IRR (annualized):

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: **387 Manatee Cove Drive**
 Property City, State, ZIP: **Tallahassee, FL 32304**
 Bedrooms: **4** Baths: **2** Sq.Feet: Built: **1997**
 Notes:

Presented by:
 Dana Nay
 Local Home Investment
 4077445280
 Dana@localhomeinvestment.com
 www.localhomeinvestment.com



<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. 7523 Sandstone Rd Tallahassee FL	3	2	1,812	09/26/2016		50,000			
2. 1468 Knoxville Ln Tallahassee FL	0	0	1,056	04/02/2017		52,500			
3. 6504 Horizon Ct Tallahassee FL	3	2	1,456	06/26/2017		55,000			
4. 3317 Pops Pride Way Tallahassee FL	4	2	2,052	10/16/2016		63,500			
5. 5715 Stoneler Rd Tallahassee FL	4	3	2,052	10/24/2016		85,000			

Average