

# **Get This Hot San Antonio Victorian Blockbuster Today!**

**130 E. Highland (Lavaca South)**

**San Antonio, TX 78210**



**Elegant, 1930's, sun-filled family home beautifully blends history & contemporary comfort on a large lot located South of Downtown. Over 3500 sqft, with plenty of character in booming area of Southtown. Only minutes away from all Southtown and Lone Star activities. This spacious 5/4 home includes 2 Stories with formal living and dining areas, many**

**Exclusively Presented By:**

**Jack Robertson**

**Blaze Investment Group**

**6263 mcneil dr**

**Austin**

**512-296-4503**

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**<http://www.sellittodayyourway.com/austin/>**

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## PROJECT SUMMARY

**Get This HOT Victorian Blockbuster Today!**

### PROJECT SUMMARY - FLIP

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>		
Purchase Price	215,000.00	A
Rehab Cost	150,000.00	B
Total Closing (not inc. Sale) and Holding Costs	3,000.00	C
Total Financing Costs	-	D
Projected Cost of Sale	35,000.00	E
Total Project Cost	368,000.00	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	368,000.00	G
<b><u>RESULTS</u></b>		
Projected Resale Price	500,000.00	H
Total Project Cost	368,000.00	I
Lender Split of Profits	-	J
Flip Profit	97,000.00	K=H-I-J
ROI	26.36%	K/G
Annualized ROI	45.19%	

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

# BUYER MARKETING SHEET (FLIP)

## Get it While it's Hot! Lavaca Victorian Great House

Property Address: **130 E. Highland (Lavaca South)**

Property City, State, ZIP: **San Antonio, TX 78210**

Bedrooms: **5** Baths: **4** Sq.Feet: **3571** Built: **1930**

Notes: The property is in very good condition for it's age. Price to sell at 225K Cash and needs typical upgrades

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**Project Description:** Property is zoned as Multi-family (MF-33), including two meters, and can be updated for great cash flow in a growing and active area. .. , Will sell Fast. Easy to show. Occupied , I need a day in advance to set a showing.

**Additional Notes:** This is a full rehab may need some foundation work. will be having the contractor going over there soon. For additional Pictures live pictures of the property as yesterday just click the link at the bottom of this page.

### PURCHASE/REHAB ASSUMPTIONS

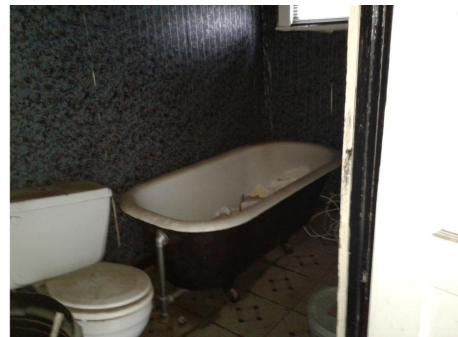
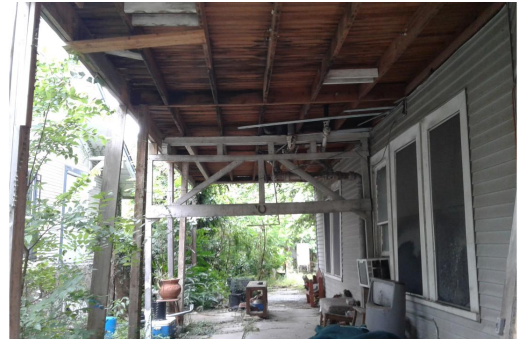
		% of ARV
After-Repair Value (ARV)	500,000.00	
<b>Purchase Price (Offer Price)</b>	<b>215,000.00</b>	<b>43.00%</b>
Rehab Costs	150,000.00	30.00%
Total Closing and Holding Costs	3,000.00	0.60%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	35,000.00	null
<b>Total Project Cost Basis</b>	<b>368,000.00</b>	<b>73.60%</b>
Total Amount Financed	0.00	
Total Cash Committed	368,000.00	

### PROJECTED RESULTS

Projected Resale Price	500,000.00
Total Project Cost Basis	368,000.00
<b>Flip Profit</b>	<b>97,000.00</b>
ROI	26.36%
Annualized ROI	45.19%

### Timeline Assumptions

Time to Complete Rehab	4 Months
Time to Complete Sale	3 Months
Total Time	7 Months



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## CASH FLOW SUMMARY (FLIP)

**San Antonio Victorian**  
**130 E. Highland (Lavaca South)**  
**San Antonio, TX 78210**

**Jack Robertson**  
**Blaze Investment Group**  
**512-296-4503**

Month	0	1	2	3	4	5	6	7	8
Purchase	(215,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(214)	(214)	(214)	(214)	(214)	(214)	(214)	
Rehab Draws/Expenses	(150,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(366,500)	(214)	(214)	(214)	(214)	(214)	(214)	(214)	
Cumulative Cost Basis	(366,500)	(366,714)	(366,929)	(367,143)	(367,357)	(367,571)	(367,786)	(368,000)	
Sale Price								500,000	
Selling Costs								(35,000)	
Flip Profit to Investor (Pre-Tax)								97,000	
Total Cash Committed								368,000	
Return on Cash Investment (annualized)								45.19%	

## CASH FLOW TO LENDER (HOLD)

<b>130 E. Highland (Lavaca South)</b> <b>San Antonio, TX 78210</b>				<b>Jack Robertson</b> <b>Blaze Investment Group</b> <b>512-296-4503</b>					
Points Offered to Lender:	3.00%			Total Interest Income:	-				
Interest Rate Offered to Lender:	10.00%			Points, Fees:	-				
Total Amount Funded By Lender:	0			Total:	-				
Total Loan Amount (inc deferred):	0			<div>Cash-on-Cash Return (annual): IRR (annualized):</div>					
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: **130 E. Highland (Lavaca South)**

Property City, State, ZIP: **San Antonio, TX 78210**

Bedrooms: **5** Baths: **4** Sq.Feet: **3571** Built: **1930**

Notes:

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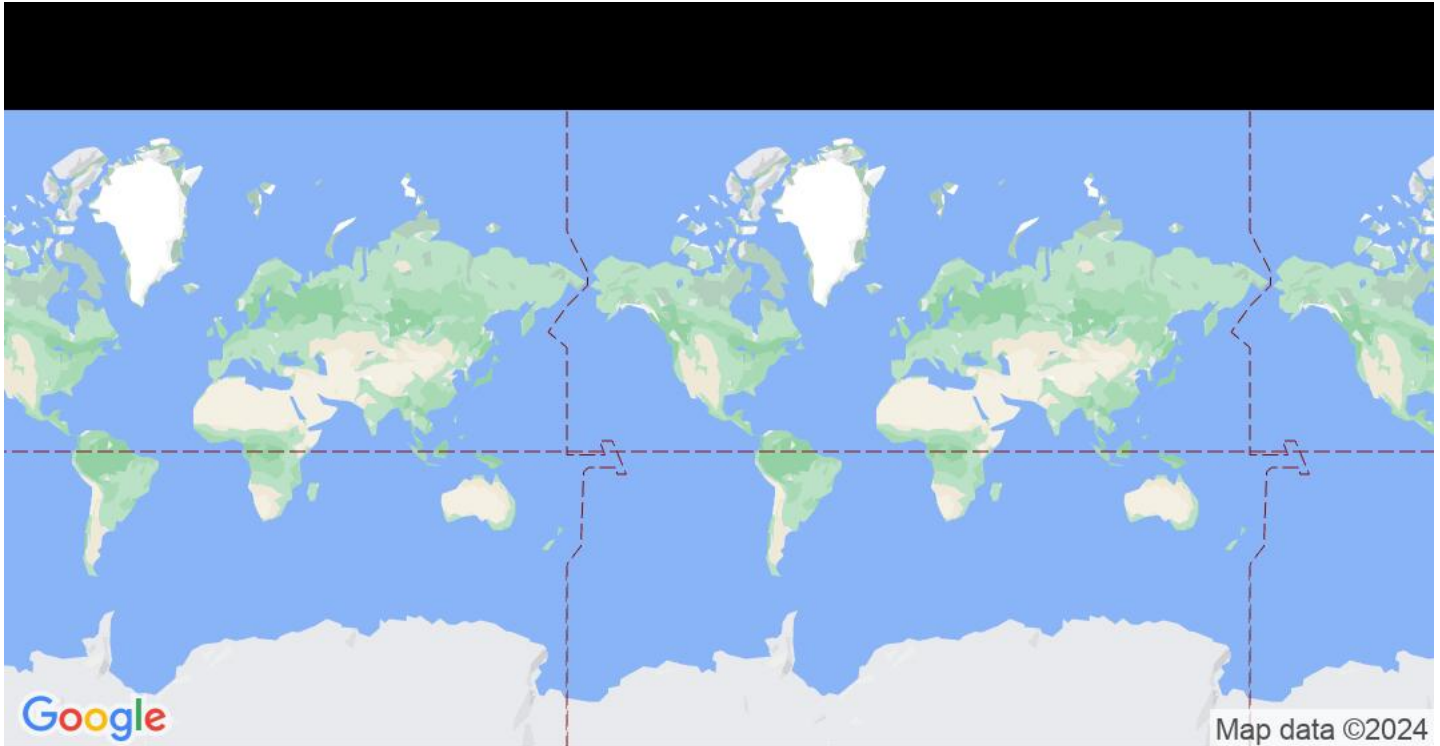
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 123 Vitra Place	3	2	1,709	02-14-17		390,000			
2. 114 Leopold St.	3	2	1,892	4/27/17		390,000			

**Average**