

# SE Investor Rehab Special

5301 Brookdale Dr  
Oklahoma City, OK 73135



**This is a great property for cash flow. This 4 bedroom, 1 bath property will generate \$1,100 per month income!! The property will need a total rehab, so bring your work crew. But the returns are so worth the work. Its in a strong working class neighborhood so should be easy to fill.**

Exclusively Presented By:

**Greg Milard**

**Vestor Solutions LLC**

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**<http://www.vestorproperties.com>**



# BUYER MARKETING SHEET (HOLD)

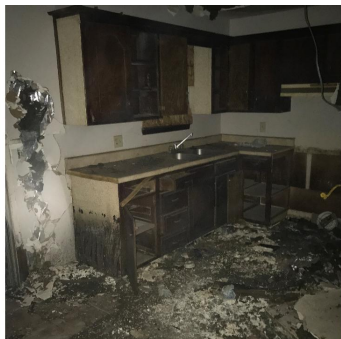


Property Address: <b>5301 Brookdale Dr</b> Property City, State, ZIP: <b>Oklahoma City, OK 73135</b> Bedrooms: <b>4</b> Baths: <b>2</b> Sq.Feet: <b>1137</b> Built: <b>1967</b> Notes:	<b>Presented by:</b> <b>Greg Milard</b> Vestor Solutions LLC (405) 694-4545 contact@vestorproperties.com http://www.vestorproperties.com
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**Project Description:** The exterior of the property is in good condition. The garage has been converted into a 4th Bedroom. No signs of Foundation issues. Roof will need to be replaced. There is an addition to the back of the house. The interior is basically down to the studs. Vandals have broken in and damaged the drywall in the house.

PURCHASE/REHAB ASSUMPTIONS	% of ARV	
After-Repair Value (ARV)	65,000.00	
<b>Purchase Price (Offer Price)</b>	<b>22,000.00</b>	34%
Rehab Costs	25,000.00	38%
Total Closing (not inc. Refi) and Holding Costs	3,000.00	5%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>50,000.00</b>	<b>77%</b>
Total Amount Financed	-	
Total Cash Committed	50,000.00	

PROJECTED RESULTS			
Projected Monthly Rent (net of vacancy)	1,200.00	Projected New Loan Amount (for Refi)	55,250.00
Projected Monthly Expenses	210.00	Cash-Out at Refi (net of closing costs)	53,592.50
Projected Monthly Net Operating Income	990.00	Profit at Refi	3,592.50
Cap Rate Based on Cost Basis	23.8%	Cash Left in the Deal after Refi	-
Cap Rate Based on ARV	<b>18.3%</b>	Equity Left in the Deal after Refi	9,750.00
Assumed Time to Complete Rehab	2 Months	Monthly Cash Flow (before-tax)	622.42
Assumed Time to Complete Refi	2 Months	Cash-on-Cash Return (before-tax)	infinite
Total Time between Acquisition and Refi	4 Months	<b>DCR of New Loan</b>	2.69
<i>Assuming 7% Rate and 30 Year Amortization</i>			



## CASH FLOW SUMMARY (HOLD)

	<b>SE Investor Rehab Special</b>				<b>Greg Milard</b>				
	<b>5301 Brookdale Dr</b>				<b>Vestor Solutions LLC</b>				
	<b>Oklahoma City, OK 73135</b>				<b>(405) 694-4545</b>				
Month	0	1	2	3	4	5	6	7	8
Purchase	(22,000)								
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)		0	0	0	0				
<b>Total Cash Spent in Period</b>	<b>(48,500)</b>	<b>(375)</b>	<b>(375)</b>	<b>(375)</b>	<b>(375)</b>				
Cumulative Financed	0	0	0	0	0				
Cumulative Cost Basis	(48,500)	(48,875)	(49,250)	(49,625)	(50,000)				
Refinance: New Loan Amount						55,250			
Closing Costs on New Loan						(1,658)			
PayOff Existing Loan						0			
Cash Out at Refi						53,593			
Profit to Investor at Refi						3,593			
Return on Cash Investment						21.56%			
Cash Tied up in Deal						0			
Equity Left in Deal						9,750			

## CASH FLOW TO LENDER (HOLD)

<b>5301 Brookdale Dr Oklahoma City, OK 73135</b>	<b>Greg Milard Vestor Solutions LLC (405) 694-4545</b>
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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):			

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									