

# **6201 Fair Oaks Avenue**

**6201 FAIR OAKS AVE  
BALTIMORE, MD 21214**



**This is 3bd 2 ba colonial in Christopher Community of 21214. Very desirable community for families. Great school district, shopping, transportation, Morgan State University and private schools within 2 miles. This home has a finished basement with full bath and kitchenette. Rehabbers dream deal.**

**Exclusively Presented By:**

**P. Paris Wilson**

**WILSON & WILSON ENTERPRISE, LLC**

**2708 RONA ROAD**

**GWYNN OAK, Maryland 21207**

**443.691.6619**

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# BUYER MARKETING SHEET (FLIP)

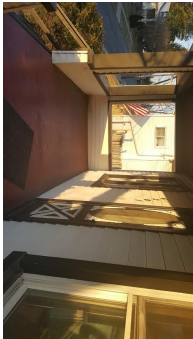
## 6201 FAIR OAKS AVENUE

Property Address: <b>6201 FAIR OAKS AVE</b> Property City, State, ZIP: <b>BALTIMORE, MD 21214</b> Bedrooms: <b>3</b> Baths: <b>2</b> Sq.Feet: <b>834</b> Built: <b>1924</b> <u>Notes:</u> This is 3bd 2 ba colonial in Christopher Community of 21214. Very desirable community for families. Great school distri	<b>Presented by:</b> <b>P. Paris Wilson</b> WILSON & WILSON ENTERPRISE, LLC 443.691.6619 wwenterprisellc@gmail.com www.wilsonandwilsonenterprisellc.com
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**Project Description:** This is 3bd 2 ba colonial in Christopher Community of 21214. Very desirable community for families. Great school district, shopping, transportation, Morgan State University and private schools within 2 miles. This home has a finished basement with full bath and kitchen

**Additional Notes:** Est. rehab cost \$40k, update kitchen, bath, open up floor plan, flooring, paint, ss appliances, deck, windows, landscape, etc..

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
After-Repair Value (ARV)	220,000.00	% of ARV	Projected Resale Price	210,000.00
Purchase Price (Offer Price)	<b>79,500.00</b>	<b>36.14%</b>	Total Project Cost Basis	123,000.00
Rehab Costs	40,000.00	18.18%	<b>Flip Profit</b>	<b>74,400.00</b>
Total Closing and Holding Costs	3,500.00	1.59%	ROI	60.49%
Total Financing Costs	0.00	0.00%	Annualized ROI	181.46%
Projected Cost of Sale	12,600.00	null	<u>Timeline Assumptions</u>	
<b>Total Project Cost Basis</b>	<b>123,000.00</b>	<b>55.91%</b>	Time to Complete Rehab	2 Months
Total Amount Financed	0.00		Time to Complete Sale	2 Months
Total Cash Committed	123,000.00		Total Time	4 Months



**Front Porch**



**Rear**



## CASH FLOW SUMMARY (FLIP)

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BALTIMORE, MD 21214**

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Month	0	1	2	3	4	5	6	7	8
Purchase	(79,500)								
Purchase Closing Costs	(3,500)								
Orig/Disc Points and Loan Closing Costs									
<hr/>									
Holding Costs									
Rehab Draws/Expenses	(40,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(123,000)	0	0	0	0				
Cumulative Cost Basis	(123,000)	(123,000)	(123,000)	(123,000)	(123,000)				
<hr/>									
Sale Price					210,000				
Selling Costs					(12,600)				
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)					74,400				
<hr/>									
Total Cash Committed					123,000				
Return on Cash Investment (annualized)					181.46%				

## CASH FLOW TO LENDER (HOLD)

<b>6201 FAIR OAKS AVE BALTIMORE, MD 21214</b>	<b>P. Paris Wilson WILSON &amp; WILSON ENTERPRISE, LLC 443.691.6619</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:	
0		-	
Total Loan Amount (inc deferred):			
0			

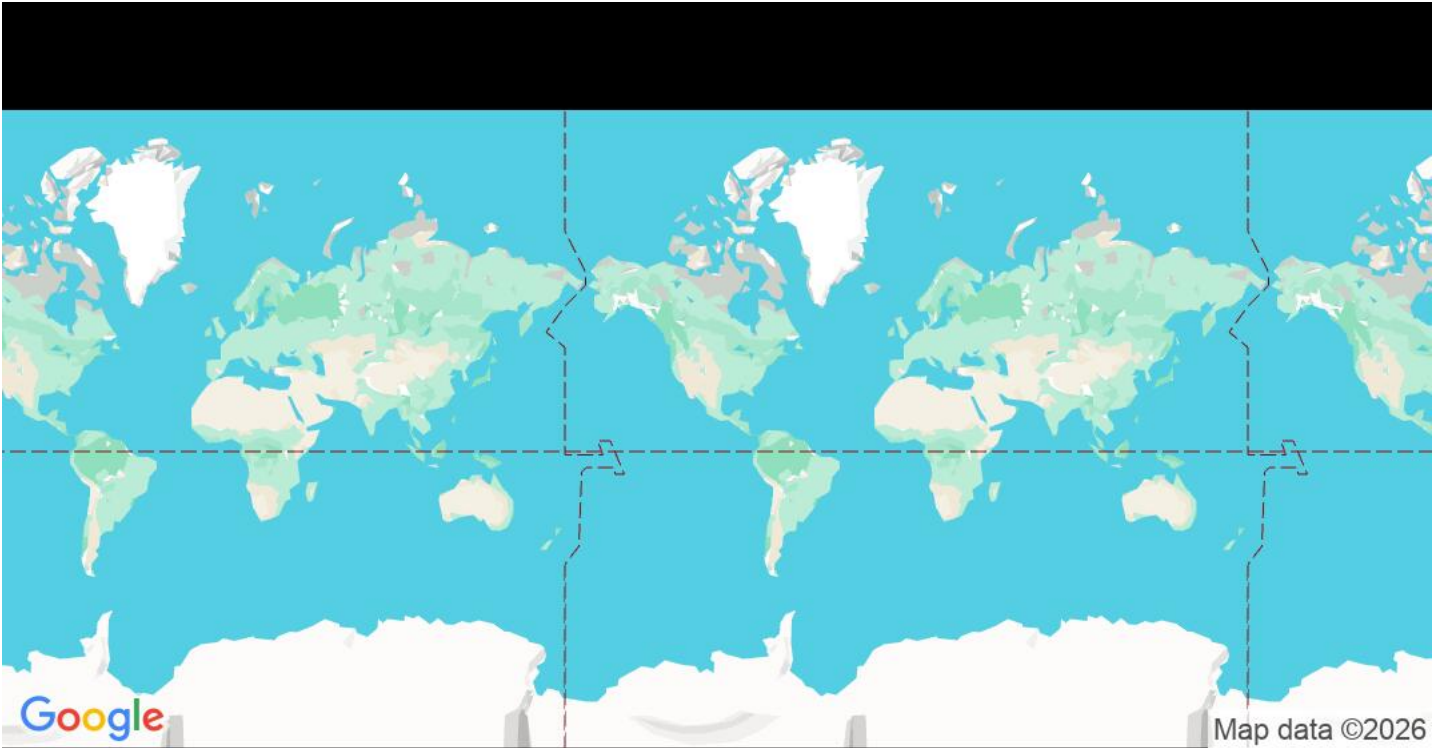
Cash-on-Cash Return (annual):
IRR (annualized):

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)									
<b>Total Loan Balance</b>									
Payback of the Loan					0				
Cashflows Out									
Cashflows In									
Net									

# COMPARABLE SALES REPORT

Property Address: **6201 FAIR OAKS AVE**  
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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. 2721 BEECHLAND AVE	5	3	928	CONTRACT		219,900			
2. 6209 McCLEAN BLVD	5	2	1,080	CONTRACT		199,900			
3. 6307 BIRCHWOOD AVE	4	3	988	9/29/2016		209,000			
4. 2807 PINewood AVE	4	2	1,249	12/30/2016		186,500			
5. 2825 Christopher Ave Baltimore MD	3	2	925	08/23/2016		170,000			
6. 2812 Christopher Ave Baltimore MD	0	1	1,300	12/22/2016		216,448			
7. 5311 Morello Rd Baltimore MD	4	2	1,300	06/15/2016		219,900			
8. 2207 Woodbourne Ave Baltimore MD	4	3	1,606	11/21/2016		221,000			
9. 5307 Catalpha Rd Baltimore MD	0	1	1,596	12/08/2016		235,148			

**Average**

## Additional Pictures

### 6201 FAIR OAKS AVE PICS

