

MONTFORD AVE PATTERSON PARK COMMUNITY

203 N. MONTFORD AVENUE

BALTIMORE, MD 21224



Rehab Opportunity near Patterson Park! Bought in AS IS condition, Cash or Hard Money. 3 beds 2 baths can add finished basement. Bring your contractor. Build outs, plumbing, design has already been started. For the surrounding community of Baltimore, MD 21224, the average sale price for similar homes to 203 N Montford Ave is \$225k - \$240k.

Exclusively Presented By:

P. Paris Wilson

WILSON & WILSON ENTERPRISE, LLC

2708 RONA ROAD

GWYNN OAK, Maryland 21207

443.691.6619

wwenterprisellc@gmail.com

www.wilsonandwilsonenterprisellc.com



BUYER MARKETING SHEET (FLIP)

MONTFORD AVE PATTERSON PARK COMMUNITY

Property Address: **203 N. MONTFORD AVENUE**
 Property City, State, ZIP: **BALTIMORE, MD 21224**
 Bedrooms: **3** Baths: **2** Sq.Feet: **1080** Built: **1880**
Notes: Rehab Opportunity near Patterson Park! Bought in AS IS condition, Cash or Hard Money. 3 beds 2 baths can add finished b

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Project Description: Rehab Opportunity near Patterson Park! Bought in AS IS condition, Cash or Hard Money. 3 beds 2 baths can add finished basement. Bring your contractor. For the surrounding community of Baltimore, MD 21224, the average sale price for similar homes to 203 N Montford Ave

Additional Notes: Est. repair cost \$70k, remodel kitchen, appliances, baths, finish basement, flooring, paint, windows, fixtures, finishes, etc...

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
		% of ARV		
After-Repair Value (ARV)	225,000.00		Projected Resale Price	225,000.00
Purchase Price (Offer Price)	84,000.00	37.33%	Total Project Cost Basis	157,500.00
Rehab Costs	70,000.00	31.11%	Flip Profit	54,000.00
Total Closing and Holding Costs	3,500.00	1.56%	ROI	34.29%
Total Financing Costs	0.00	0.00%	Annualized ROI	102.86%
Projected Cost of Sale	13,500.00	null	<u>Timeline Assumptions</u>	
Total Project Cost Basis	157,500.00	70.00%	Time to Complete Rehab	2 Months
Total Amount Financed	0.00		Time to Complete Sale	2 Months
Total Cash Committed	157,500.00		Total Time	4 Months



CASH FLOW SUMMARY (FLIP)

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BALTIMORE, MD 21224

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Month	0	1	2	3	4	5	6	7	8
Purchase	(84,000)								
Purchase Closing Costs	(3,500)								
Orig/Disc Points and Loan Closing Costs									
<hr/>									
Holding Costs									
Rehab Draws/Expenses	(70,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(157,500)	0	0	0	0				
Cumulative Cost Basis	(157,500)	(157,500)	(157,500)	(157,500)	(157,500)				
<hr/>									
Sale Price					225,000				
Selling Costs					(13,500)				
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)					54,000				
<hr/>									
Total Cash Committed					157,500				
Return on Cash Investment (annualized)					102.86%				

CASH FLOW TO LENDER (HOLD)

203 N. MONTFORD AVENUE BALTIMORE, MD 21224	P. Paris Wilson WILSON & WILSON ENTERPRISE, LLC 443.691.6619
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Points Offered to Lender: 3.00%
 Interest Rate Offered to Lender: 10.00%
 Profit Split to Lender: 50.00%
 Total Amount Funded By Lender: 0
 Total Loan Amount (inc deferred): 0

Total Interest Income: -
 Points, Fees: -

Total: -

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

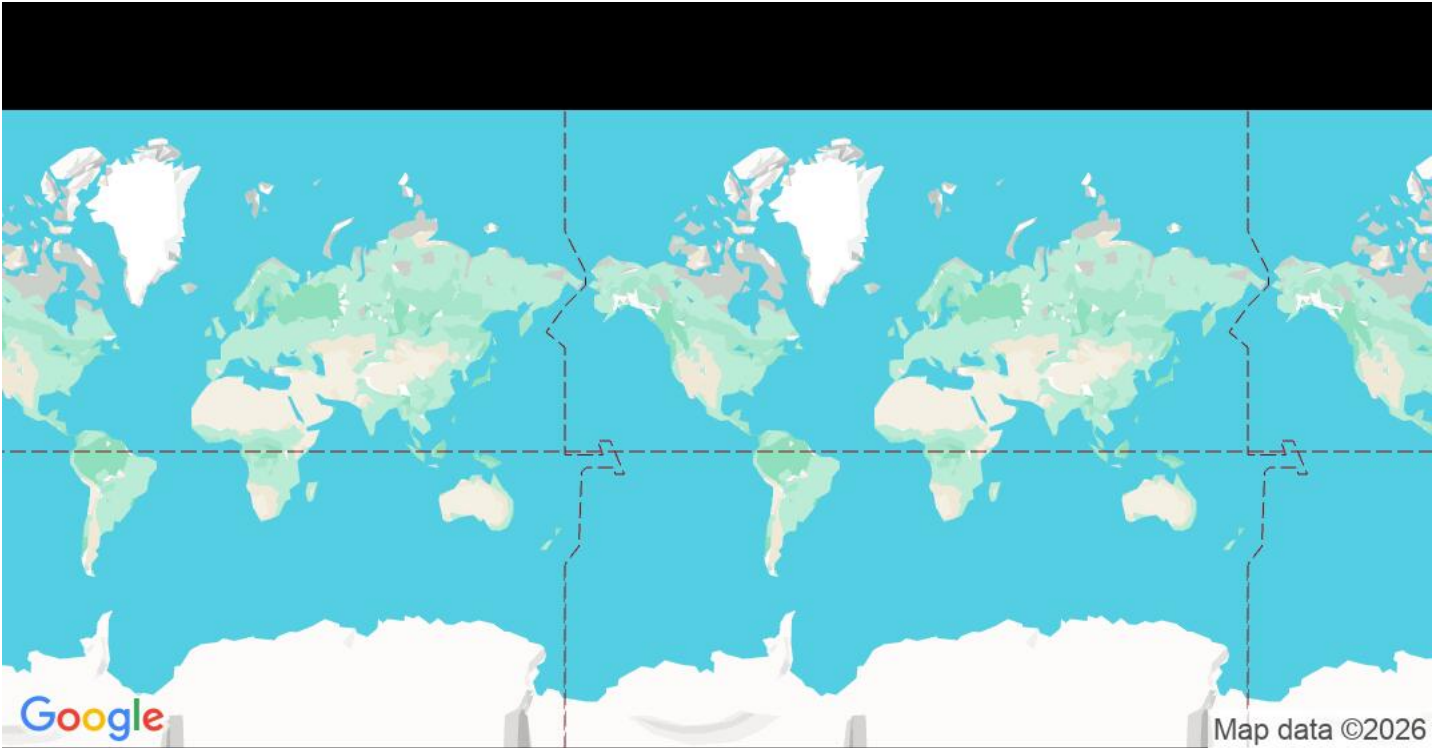
Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan					0				
Profit Split from Cash-Out Refi									
Cashflows Out									
Cashflows In									
Net									

COMPARABLE SALES REPORT

Property Address: **203 N. MONTFORD AVENUE**
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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. 2316 FAYETTE ST	3	3	1,080	ACTIVE		239,900			completely renovated
2. 131 N MONTFORD AVE	3	3	1,300	01/10/2017		278,000			completely renovated
3. 123 ROSE ST	3	2	888	11/22/2016		220,000			completely renovated
4. 2402 FAIRMOUNT AVE	2	2.5	1,200	12/21/2016		230,000			completely renovated
5. 202 S Collington Ave Baltimore MD	2	2	1,140	01/29/2017		225,000			completely renovated
6. 222 S Collington Ave Baltimore MD	2	2	1,451	10/18/2016		225,000			completely renovated
7. 227 N Milton Ave	2	3	1,176	ACTIVE		225,000			completely renovated

Average

Additional Pictures

203 N. MONTFORD AVE PICS

