

BAYTOWN, TEXAS

Nice 2 Story in Baytown, Tx.

8339 Lemongrass Ave.

Baytown, Tx 77521



Exclusively Presented By:

MIKE GIFFORD

Lone Star MG Investments LLC.

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MARKETING SHEET (FLIP EXIT)

Property Address: 8339 Lemongrass Ave. Property City, State, ZIP: Baytown, Tx 77521 Bedrooms: 4 Baths: 2.5 SqFt: 2500 Built: 2010 Notes:	Presented by: MIKE GIFFORD Lone Star MG Investments LLC. 956-207-0348 commercial.lsmgi@gmail.com www.donedealwebsites.com/mgntexas
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Project Description:

Additional Notes:

<u>PURCHASE/REHAB ASSUMPTIONS</u>			<u>PROJECTED RESULTS</u>	
	% of ARV			
After-Repair Value (ARV)	0.00		Projected Resale Price	0.00
Purchase Price (Offer Price)	0.00	%	Projected Cost of Sale	0.00
Rehab Costs	8,000.00	%	Flip Profit	-11,000.00
Total Closing and Holding Costs	3,000.00	%	ROI	-100.00%
Total Financing Costs	0.00	%	Annualized ROI	-300.00%
Total Project Cost Basis	11,000.00	%	<u>Timeline Assumptions</u>	
Total Amount Financed	0.00		Time to Complete Rehab	2 Months
Total Cash Committed	11,000.00		Time to Complete Sale	2 Months
			Total Time	4 Months



CASH FLOW SUMMARY (FLIP EXIT)

**8339 Lemongrass Ave.
Baytown, Tx 77521**

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956-207-0348**

Month	0	1	2	3	4	5	6	7	8
Purchase	(0)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses	(8,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(9,500)	(375)	(375)	(375)	(375)				
Cumulative Cost Basis	(9,500)	(9,875)	(10,250)	(10,625)	(11,000)				
Sale Price					0				
Selling Costs					(0)				
Flip Profit to Investor (Pre-Tax)					0				
Total Cash Committed					11,000				
Return on Cash Investment (annualized)					-300.00%				

COMPARABLE SALES REPORT

Property Address: 8339 Lemongrass Ave. Property City, State, ZIP: Baytown, Tx 77521 Bedrooms: 4 Baths: 2.5 SqFt: 2500 Built: 2010 Notes:	Presented by: MIKE GIFFORD Lone Star MG Investments LLC. 956-207-0348 commercial.lsmgi@gmail.com www.donedealwebsites.com/mgntexas
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq.Ft.</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>\$/Sq.</u>	<u>Dist</u>	<u>Notes</u>
1. 5318 Caraway Lake Dr Baytown TX	4	3	2,405	10/07/2019	245,900	102	0.97	
2. 6938 Hazelnut Ln Baytown TX	4	3	2,513	09/05/2019	217,000	86	2.84	
3. 3419 Falling Brook Dr Baytown TX	4	3	2,943	05/31/2019	250,000	85	4.13	
4. 4315 Firebrush Ln Baytown TX	4	4	2,920	12/10/2019	237,000	81	0.23	
5. 5318 Caraway Lake Dr Baytown TX	4	3	2,405	10/07/2019	245,900	102	0.97	
6. 8002 Sesame St Baytown TX	3	2	1,819	11/07/2019	180,000	99	1.40	
7. 6938 Hazelnut Ln Baytown TX	4	3	2,513	09/05/2019	217,000	86	2.84	
Average					227,543	92		

Additional Pictures

