

Meridian, MS Rehab

6874 S. Anderson Road

Meridian, MS 39301



3 Bedrooms, 1 bath home in need of a full rehab in a very quiet neighborhood.

Exclusively Presented By:

Jeffrey Richman

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BUYER MARKETING SHEET (FLIP)

Meridian, MS Rehab

Property Address: **6874 S. Anderson Road**

Property City, State, ZIP: **Meridian, MS 39301**

Bedrooms: **3** Baths: **1** Sq.Feet: **1049** Built: **1945**

Notes: Look at your return on your money for very little to put out.

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Project Description: This house is located in a neighborhood near newer homes. Very quiet area.

Additional Notes: This house is 3 bedrooms and 1 bath that is in need of full renovation.

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	45,000.00	
Purchase Price (Offer Price)	15,500.00	34.44%
Rehab Costs	20,000.00	44.44%
Total Closing and Holding Costs	3,000.00	6.67%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	1,800.00	null
Total Project Cost Basis	38,500.00	85.56%
Total Amount Financed	0.00	
Total Cash Committed	38,500.00	

PROJECTED RESULTS

Projected Resale Price	45,000.00
Total Project Cost Basis	38,500.00
Flip Profit	4,700.00
ROI	12.21%
Annualized ROI	36.62%

Timeline Assumptions

Time to Complete Rehab	2 Months
Time to Complete Sale	2 Months
Total Time	4 Months



CASH FLOW SUMMARY (FLIP)

Meridian, MS Rehab
6874 S. Anderson Road
Meridian, MS 39301

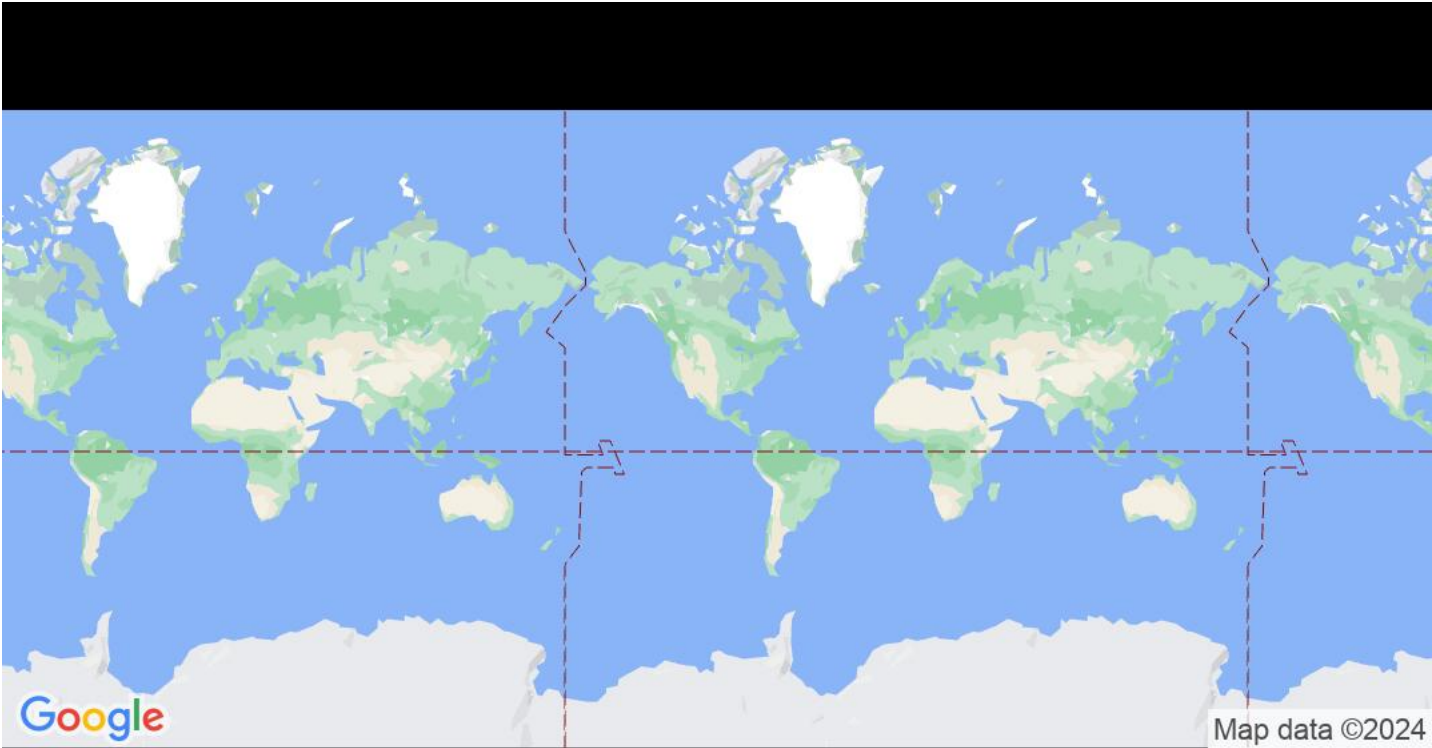
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Month	0	1	2	3	4	5	6	7	8
Purchase	(15,500)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses	(20,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(37,000)	(375)	(375)	(375)	(375)				
Cumulative Cost Basis	(37,000)	(37,375)	(37,750)	(38,125)	(38,500)				
Sale Price					45,000				
Selling Costs					(1,800)				
Flip Profit to Investor (Pre-Tax)					4,700				
Total Cash Committed					38,500				
Return on Cash Investment (annualized)					36.62%				

COMPARABLE SALES REPORT

Property Address: **6874 S. Anderson Road**
Property City, State, ZIP: **Meridian, MS 39301**
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq.</u> <u>Ft.</u>	<u>Date</u> <u>Sold</u>	<u>Year</u> <u>Built</u>	<u>Sales</u> <u>Price</u>	<u>\$/Sq.</u> <u>Ft.</u>	<u>Dist</u>	<u>Notes</u>
1.									
Average						0	0		