

## **4Bd/1Bd Ranch style**

**631 WILLIAMS ST.  
CLINTON, NC 28328**



**Waiting only to be updated. Located on a huge corner lot of .65 acres. In a very quiet friendly neighborhood. It's the perfect distance from in town shopping & exactly 1 mile from Sampson Co. Regional Medical Center. So much potential here. Every brick, still in tact. Every piece of this property is still in it's rightful place. "The Perfect Flip"**

**Exclusively Presented By:**

**Kevin Robinson "The Proof"**

**Proof Properties LLC**

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**Bolivia**

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**Presented By "THE PROOF GUY"**

# BUYER MARKETING SHEET (FLIP)

## "4BD/1BA RANCH STYLE"

Property Address: **631 WILLIAMS ST.**  
 Property City, State, ZIP: **CLINTON, NC 28328**  
 Bedrooms: **4** Baths: **1** Sq.Feet: **1720** Built: **1950**  
Notes: The Perfect Flip

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**Project Description:** YOU'LL NEVER FIND BETTER BONES TO WORK WITH. THE LOCATION COULDN'T BE BETTER. 30 MINS. AT MOST, TO GET TO THE MAJOR CITIES LIKE RALEIGH NC, FAYETTEVILLE NC, GOLDSBORO NC. LOCATED ONLY 1 MILE AWAY FROM MEDICAL ATTENTION.

**Additional Notes:** PAINT, PORCH RE-CONSTRUCTION, REFINISH BEAUTIFUL HARDWOOD FLOORING, REHAB BATHROOM, BEAUTIFY KITCHEN.

### PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	115,000.00	
<b>Purchase Price (Offer Price)</b>	<b>52,000.00</b>	<b>45.22%</b>
Rehab Costs	20,000.00	17.39%
Total Closing and Holding Costs	3,000.00	2.61%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	8,750.00	null
<b>Total Project Cost Basis</b>	<b>75,000.00</b>	<b>65.22%</b>
Total Amount Financed	0.00	
Total Cash Committed	75,000.00	

### PROJECTED RESULTS

Projected Resale Price	125,000.00
Total Project Cost Basis	75,000.00
<b>Flip Profit</b>	<b>41,250.00</b>
ROI	55.00%
Annualized ROI	73.33%

### Timeline Assumptions

Time to Complete Rehab	3 Months
Time to Complete Sale	6 Months
Total Time	9 Months



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## CASH FLOW SUMMARY (FLIP)

**631 WILLIAMS ST.  
CLINTON, NC 28328**

**Kevin Robinson "The Proof"  
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910-623-0844**

Month	0	1	2	3	4	5	6	7	8
Purchase	(52,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)
Rehab Draws/Expenses	(20,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(73,500)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)
Cumulative Cost Basis	(73,500)	(73,667)	(73,833)	(74,000)	(74,167)	(74,333)	(74,500)	(74,667)	(74,833)

Sale Price

Selling Costs

Flip Profit to Investor (Pre-Tax)

Total Cash Committed

Return on Cash Investment (annualized)

Month	9	10	11	12	13	14	15	16
Orig/Disc Points and Loan Closing Costs								
Holding Costs	(167)							
Rehab Draws/Expenses								
Interest (Paid or Accrued)								
Total Cash Spent in Period	(167)							
Cumulative Cost Basis	(75,000)							

Sale Price 125,000

Selling Costs (8,750)

Flip Profit to Investor (Pre-Tax) 41,250

Total Cash Committed 75,000

Return on Cash Investment (annualized) 73.33%

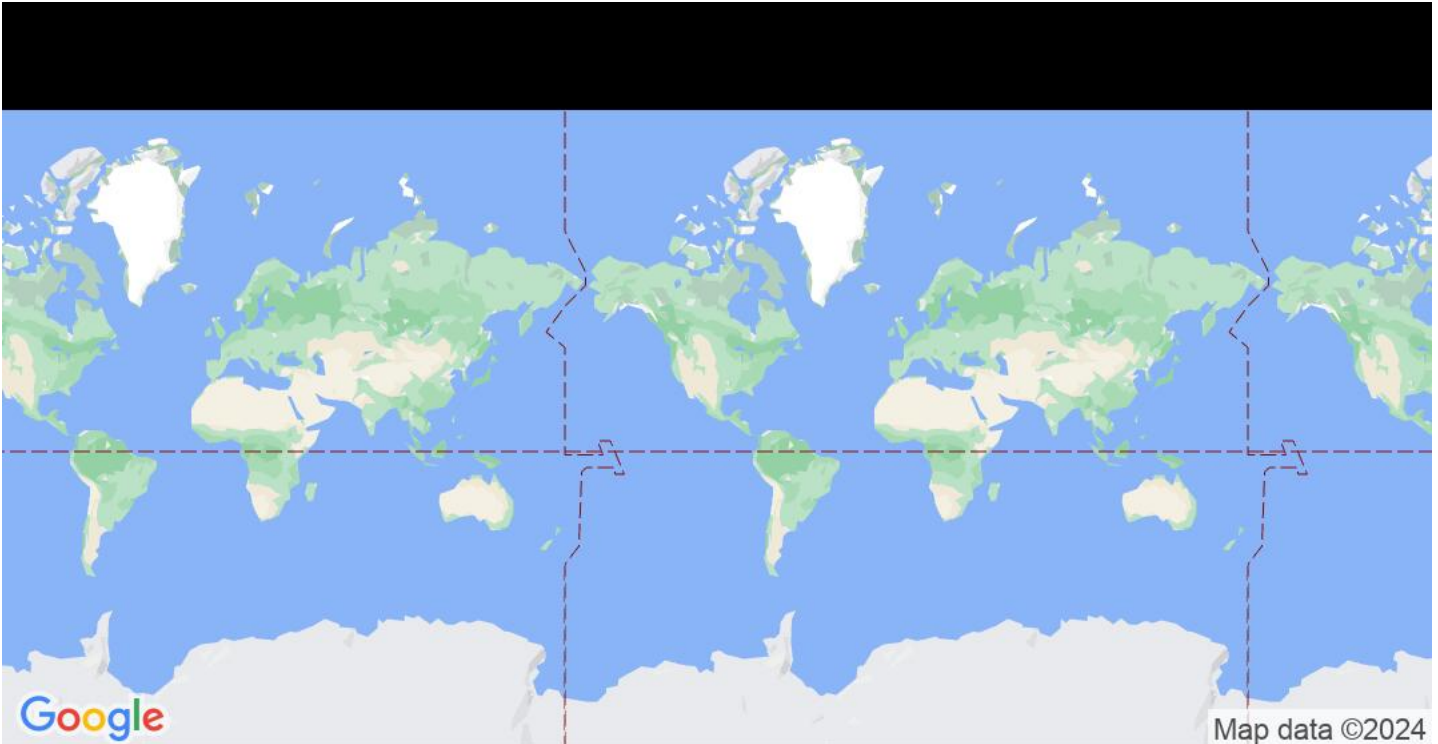
## CASH FLOW TO LENDER (HOLD)

631 WILLIAMS ST. CLINTON, NC 28328				Kevin Robinson "The Proof" Proof Properties LLC 910-623-0844					
Points Offered to Lender:	3.00%			Total Interest Income:		-			
Interest Rate Offered to Lender:	6.00%			Points, Fees:		-			
				Total:		-			
Total Amount Funded By Lender:	0			<div>Cash-on-Cash Return (annual):</div> <div>IRR (annualized):</div>					
Total Loan Amount (inc deferred):	0								
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									

# COMPARABLE SALES REPORT

Property Address: **631 WILLIAMS ST.**  
Property City, State, ZIP: **CLINTON, NC 28328**  
Bedrooms: **4** Baths: **1** Sq.Feet: **1720** Built: **1950**  
Notes: SOME OF THE NEAREST COMPARABLE HOMES. NICE  
HOMES WAITING FOR THEIR NEIGHBOR TO BE UPGRADED  
TO JOIN THE MODERN TEAM!

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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 402 VANN DR.	2	1	1,448	7/05/18		100,000	69	1.1 MILES DISTANCE	
2. 213 PARK AVE.	3	1.5	1,904	5/30/18		131,000	69	1.1 MILES DISTANCE	
3. 503 E. POWELL ST.	3	2	1,730	5/23/18		150,000	87	1.4 MILES DISTANCE	
4. 417 LAFAYETTE ST.	3	2	1,660	1/24/18		125,000	75	1.4 MILES DISTANCE	
5. 504 CUTCHIN ST.	3	2	2,027	1/12/18		110,000	54	.9 MILES DISTANCE	

**Average**