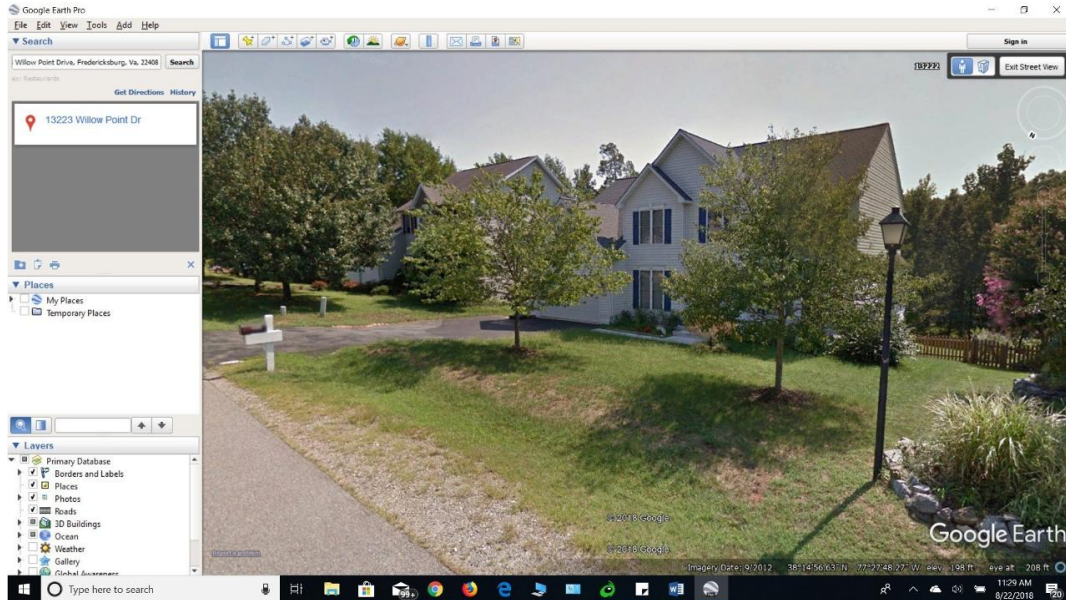


Very Motivated Property Owner

**13223 Willow Pointe Drive
Fredericksburg, Virginia 22408**



Very Motivated Property Owner

Exclusively Presented By:

Lee

L and L Collaborations

118A Forest Grove

Clifton Park

(518) 400- 2102

lee@landlcollaborations.org

www.landlcollaborations.com



**L and L
Collaborations**

BUYER MARKETING SHEET (FLIP)

Very Motivated Property Owner

Property Address: **13223 Willow Pointe Drive**
 Property City, State, ZIP: **Fredericksburg, Virginia 22408**
 Bedrooms: **6** Baths: **4.5** Sq.Feet: **5058** Built: **1997**

Notes:

Presented by:

Lee

L and L Collaborations

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Project Description: light paint and maybe some carpet replacements.

Additional Notes: light paint and maybe some carpet replacements.

PURCHASE/REHAB ASSUMPTIONS

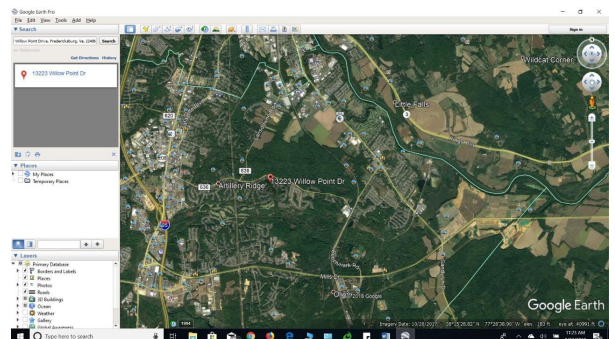
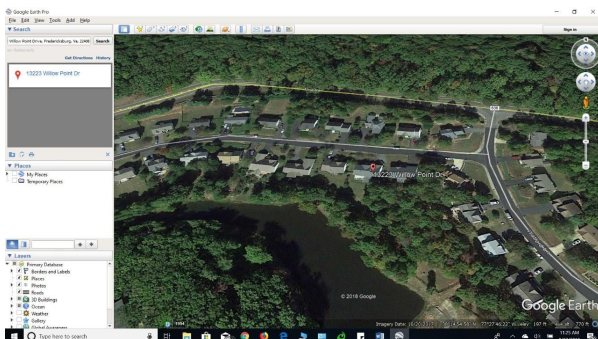
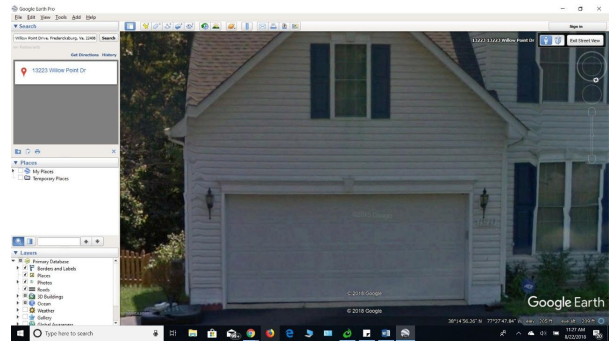
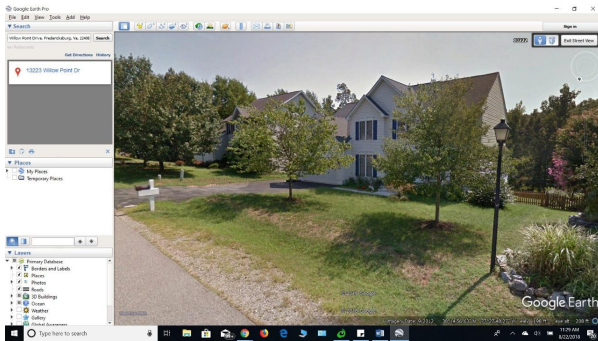
		% of ARV
After-Repair Value (ARV)	424,000.00	
Purchase Price (Offer Price)	365,000.00	86.08%
Rehab Costs	0.00	0.00%
Total Closing and Holding Costs	1,500.00	0.35%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	29,680.00	null
Total Project Cost Basis	366,500.00	86.44%
Total Amount Financed	0.00	
Total Cash Committed	366,500.00	

PROJECTED RESULTS

Projected Resale Price	424,000.00
Total Project Cost Basis	366,500.00
Flip Profit	27,820.00
ROI	7.59%
Annualized ROI	91.09%

Timeline Assumptions

Time to Complete Rehab	0 Months
Time to Complete Sale	1 Month
Total Time	1 Month



CASH FLOW SUMMARY (FLIP)

**13223 Willow Pointe Drive
Fredericksburg, Virginia 22408**

**Lee
L and L Collaborations
(518) 400- 2102**

Month	0	1	2	3	4	5	6	7	8
Purchase	(365,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses									
Interest (Paid or Accrued)									
Total Cash Spent in Period	(366,500)	0							
Cumulative Cost Basis	(366,500)	(366,500)							
Sale Price		424,000							
Selling Costs		(29,680)							
Flip Profit to Investor (Pre-Tax)		27,820							
Total Cash Committed		366,500							
Return on Cash Investment (annualized)		91.09%							

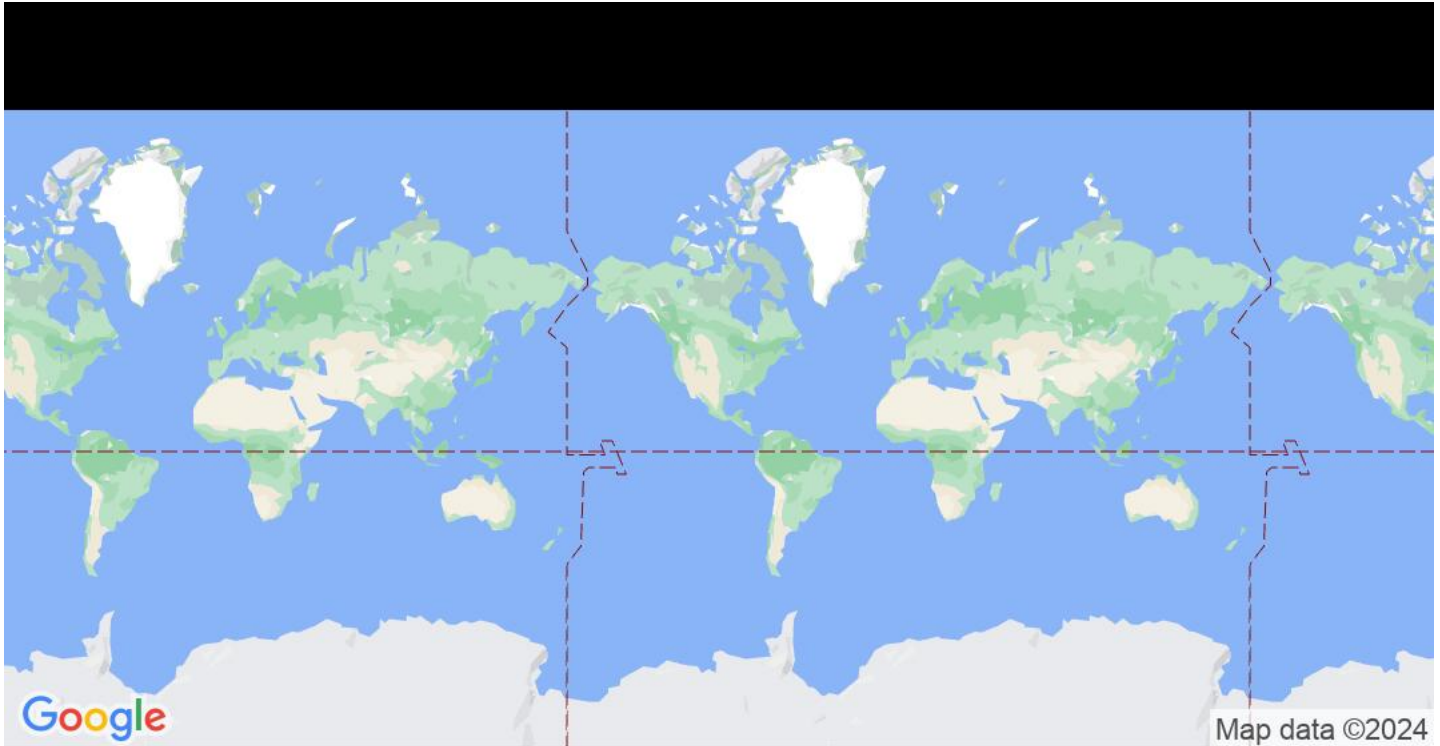
CASH FLOW TO LENDER (HOLD)

13223 Willow Pointe Drive Fredericksburg, Virginia 22408		Lee L and L Collaborations (518) 400- 2102	
Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
Total Amount Funded By Lender:		Total:	
Total Loan Amount (inc deferred):	0	Cash-on-Cash Return (annual): IRR (annualized):	
Month	0	1	2
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: **13223 Willow Pointe Drive**
Property City, State, ZIP: **Fredericksburg, Virginia 22408**
Bedrooms: **6** Baths: **4.5** Sq.Feet: **5058** Built: **1997**
Notes: Property Owner is VERY Motivated to Sell.

Presented by:
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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. 12707 Willow Point Dr FREDERICKSBURG VA	4	3	3,900	07/31/2018		550,000	141		
2. 2555 River Fredericksburg VA	4	4	4,800	07/05/2018		500,000	104		
3. 3211 McClellan Dr FREDERICKSBURG VA	5	4	3,056	07/13/2018		395,900	130		
4. 37 Noel Dr FREDERICKSBURG VA	4	2	2,414	07/19/2018		339,000	140		
5. 3912 Carlyle Ct FREDERICKSBURG VA	4	3	2,558	07/02/2018		310,000	121		

Average