

**8352 Eton Pl.  
Jennings, MO 63136**



**Nice 2BD,1BA Priced to sell fast. Instant Cash Flow Generator. All new updates. Excellent for rental as well.**

**Exclusively Presented By:**

**Wardell Womack**

**JZM Solutions, LLC**

**9416 Lewis and Clark Ave.**

**St. Louis**

**888-270-4089**

**wardell430@gmail.com**

**www.realtor.com**

# PROJECT SUMMARY

Eton

## PROJECT SUMMARY - FLIP

### PURCHASE/REHAB ASSUMPTIONS

Purchase Price	22,000.00	A
Rehab Cost	5,000.00	B
Total Closing (not inc. Sale) and Holding Costs	3,000.00	C
Total Financing Costs	-	D
Projected Cost of Sale	7,000.00	E
Total Project Cost	30,000.00	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	30,000.00	G

### RESULTS

Projected Resale Price	100,000.00	H
Total Project Cost	30,000.00	I
Lender Split of Profits	-	J
Flip Profit	63,000.00	K=H-I-J
ROI	210.00%	K/G
Annualized ROI	630.00%	

### Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

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## Eton

Lump Sum Budget: