

Fix and Flip By NIO Investments In Temple Hills

3508 CHADWICK CT

Temple Hills, MD 20748



FRONT

Exclusively Presented By:

Nnamdi Okafor

NIO Investments LLC

Temple Hills

(202)804-9087

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BUYER MARKETING SHEET (FLIP)

Property Address: **3508 CHADWICK CT**
 Property City, State, ZIP: **Temple Hills, MD 20748**
 Bedrooms: **2** Baths: **1** Sq.Feet: **936** Built:
Notes:

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Project Description: Full Gut

Additional Notes: Full Gut Do your own Due Diligence

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	230,000.00	
Purchase Price (Offer Price)	80,000.00	34.78%
Rehab Costs	75,000.00	32.61%
Total Closing and Holding Costs	3,000.00	1.30%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	16,100.00	null
Total Project Cost Basis	158,000.00	68.70%
Total Amount Financed	0.00	
Total Cash Committed	158,000.00	

PROJECTED RESULTS

Projected Resale Price	230,000.00
Total Project Cost Basis	158,000.00
Flip Profit	55,900.00
ROI	35.38%
Annualized ROI	53.07%

Timeline Assumptions

Time to Complete Rehab	6 Months
Time to Complete Sale	2 Months
Total Time	8 Months



CASH FLOW SUMMARY (FLIP)

**3508 Chadwick LLC
3508 CHADWICK CT
Temple Hills, MD 20748**

**Nnamdi Okafor
NIO Investments LLC
(202)804-9087**

Month	0	1	2	3	4	5	6	7	8
Purchase	(80,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(188)	(188)	(188)	(188)	(188)	(188)	(188)	(188)
Rehab Draws/Expenses	(75,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(156,500)	(188)	(188)	(188)	(188)	(188)	(188)	(188)	(188)
Cumulative Cost Basis	(156,500)	(156,688)	(156,875)	(157,063)	(157,250)	(157,438)	(157,625)	(157,813)	(158,000)
Sale Price									230,000
Selling Costs									(16,100)
Flip Profit to Investor (Pre-Tax)									55,900
Total Cash Committed									158,000
Return on Cash Investment (annualized)									53.07%

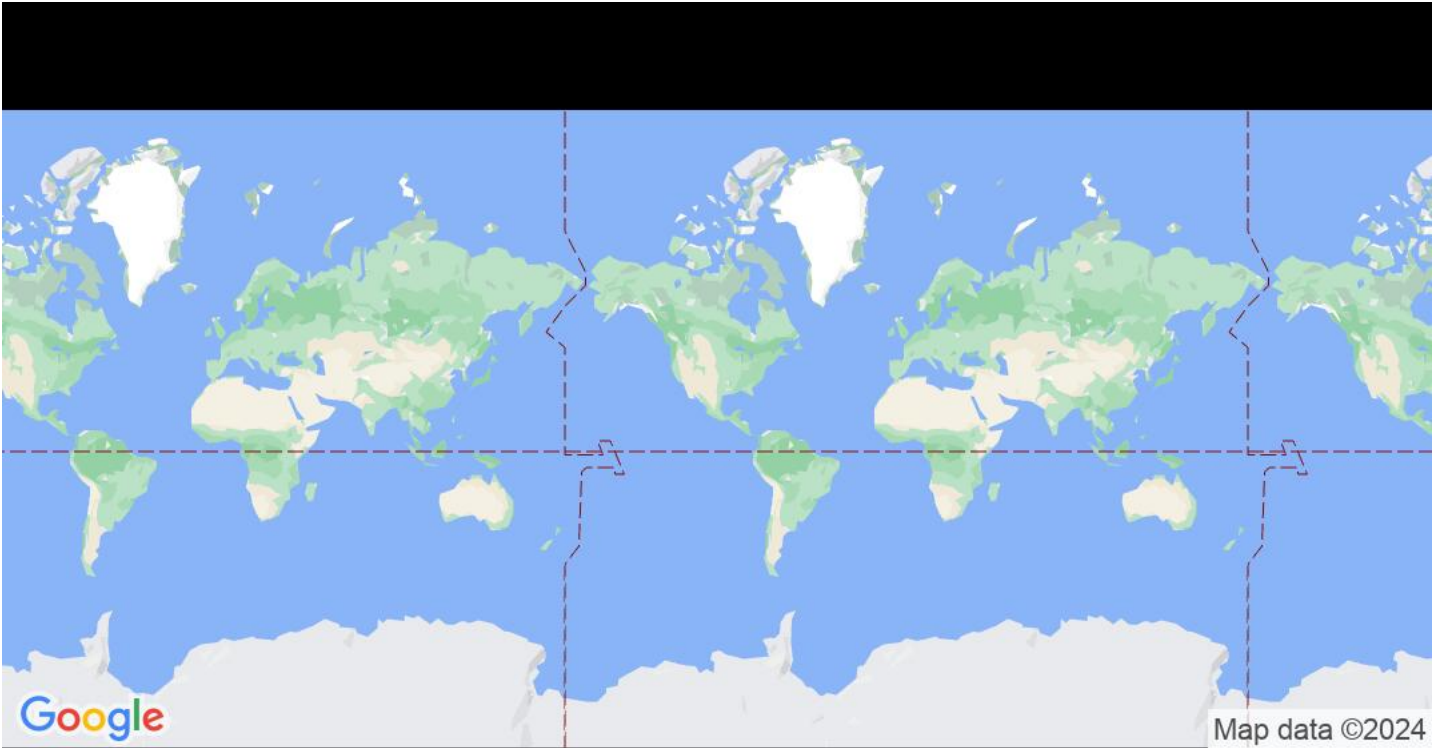
CASH FLOW TO LENDER (HOLD)

<div>3508 CHADWICK CT Temple Hills, MD 20748</div>				<div>Nnamdi Okafor NIO Investments LLC (202)804-9087</div>					
Points Offered to Lender:	3.00%			Total Interest Income:		-			
Interest Rate Offered to Lender:	10.00%			Points, Fees:		-			
				Total:		-			
Total Amount Funded By Lender:	0			<div>Cash-on-Cash Return (annual): 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: **3508 CHADWICK CT**
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Bedrooms: **2** Baths: **1** Sq.Feet: **936** Built:
Notes: DO YOUR OWN DUE DILIGENCE
facebook.com/NIOInvestments
twitter.com/nio_investments

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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									