

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

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www.nioinvestments.org



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:	Presented by: Nnamdi Okafor NIO Investments LLC (202)804-9087 NIOinvestmentsllc@gmail.com www.nioinvestments.org
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Project Description: Full Gut

Additional Notes: Full Gut Do your own Due Diligence

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
After-Repair Value (ARV)	230,000.00	% of ARV	Projected Resale Price	230,000.00
Purchase Price (Offer Price)	80,000.00	34.78%	Total Project Cost Basis	158,000.00
Rehab Costs	75,000.00	32.61%	Flip Profit	55,900.00
Total Closing and Holding Costs	3,000.00	1.30%	ROI	35.38%
Total Financing Costs	0.00	0.00%	Annualized ROI	53.07%
Projected Cost of Sale	16,100.00	null	<u>Timeline Assumptions</u>	
Total Project Cost Basis	158,000.00	68.70%	Time to Complete Rehab	6 Months
Total Amount Financed	0.00		Time to Complete Sale	2 Months
Total Cash Committed	158,000.00		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)

3508 CHADWICK CT Temple Hills, MD 20748	Nnamdi Okafor NIO Investments LLC (202)804-9087
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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		-

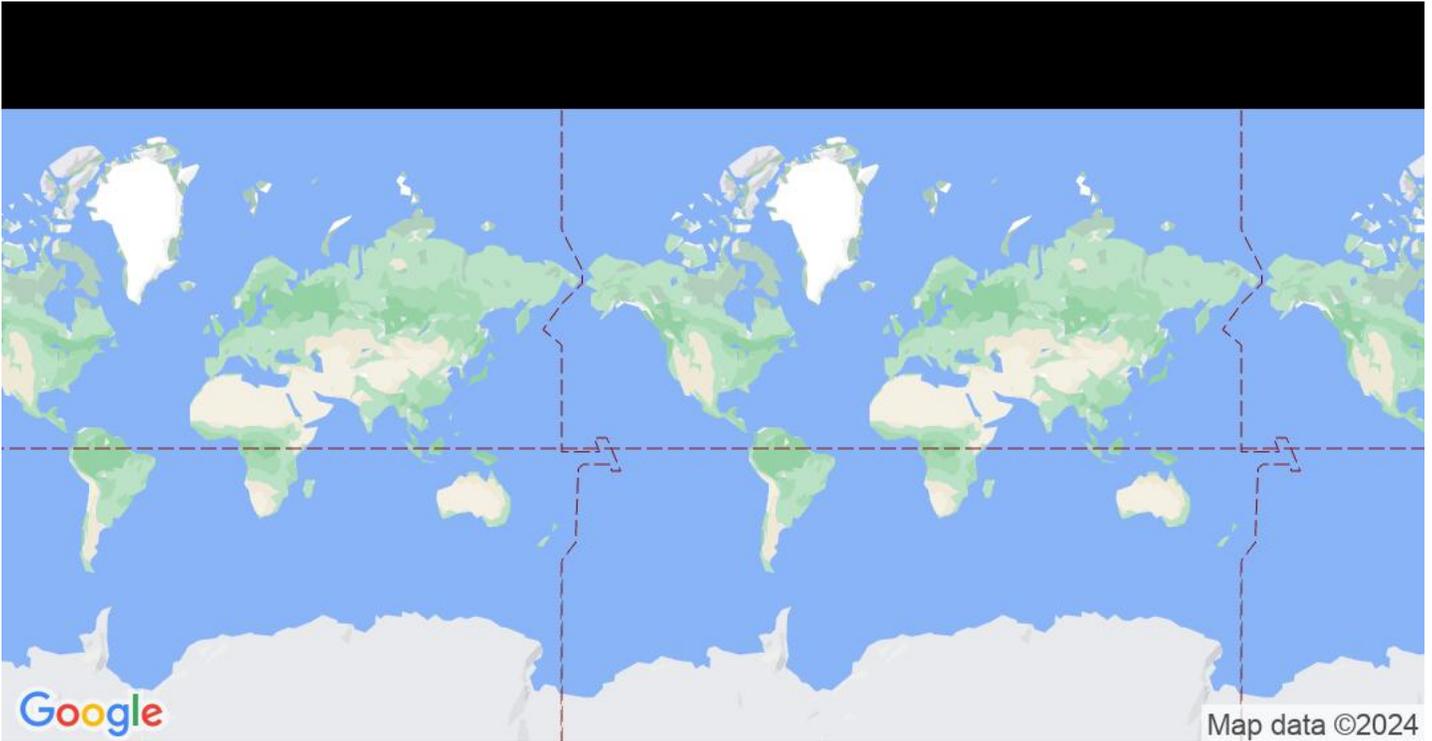
Cash-on-Cash Return (annual):
IRR (annualized):

Month	0	1	2	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**
Property City, State, ZIP: **Temple Hills, MD 20748**
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.									
<hr/> Average									