

4376 Breeders Cup Circle LLC

**4376 Breeders Cup Circle
Randallstown, MD 21133**



NIO Investments has a Beautiful Cosmetic rehab Townhouse in Baltimore county.

Exclusively Presented By:

Nnamdi Okafor

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Temple Hills

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BUYER MARKETING SHEET (FLIP)

Property Address: **4376 Breeders Cup Circle**
 Property City, State, ZIP: **Randallstown, MD 21133**
 Bedrooms: **4** Baths: **3.5** Sq.Feet: **2392** Built: **1998**
Notes: Twitter: @nioinvestments
 Facebook: @Nioinvestments
 Instagram: nioinvestments

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Project Description: 4 bedroom 3.5 baths with stainless steel appliances deck and full basement and a large back yard.

Additional Notes: Cosmetic rehab.

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	267,000.00	
Purchase Price (Offer Price)	185,000.00	69.29%
Rehab Costs	20,000.00	7.49%
Total Closing and Holding Costs	3,000.00	1.12%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	18,690.00	null
Total Project Cost Basis	208,000.00	77.90%
Total Amount Financed	0.00	
Total Cash Committed	208,000.00	

PROJECTED RESULTS

Projected Resale Price	267,000.00
Total Project Cost Basis	208,000.00
Flip Profit	40,310.00
ROI	19.38%
Annualized ROI	77.52%

Timeline Assumptions

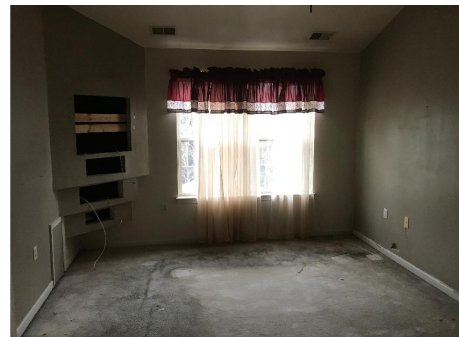
Time to Complete Rehab	1 Month
Time to Complete Sale	2 Months
Total Time	3 Months



Kitchen



Living room



Master Bedroom

CASH FLOW SUMMARY (FLIP)

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Month	0	1	2	3	4	5	6	7	8
Purchase	(185,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(500)	(500)	(500)					
Rehab Draws/Expenses	(20,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(206,500)	(500)	(500)	(500)					
Cumulative Cost Basis	(206,500)	(207,000)	(207,500)	(208,000)					
Sale Price				267,000					
Selling Costs				(18,690)					
Flip Profit to Investor (Pre-Tax)				40,310					
Total Cash Committed				208,000					
Return on Cash Investment (annualized)				77.52%					

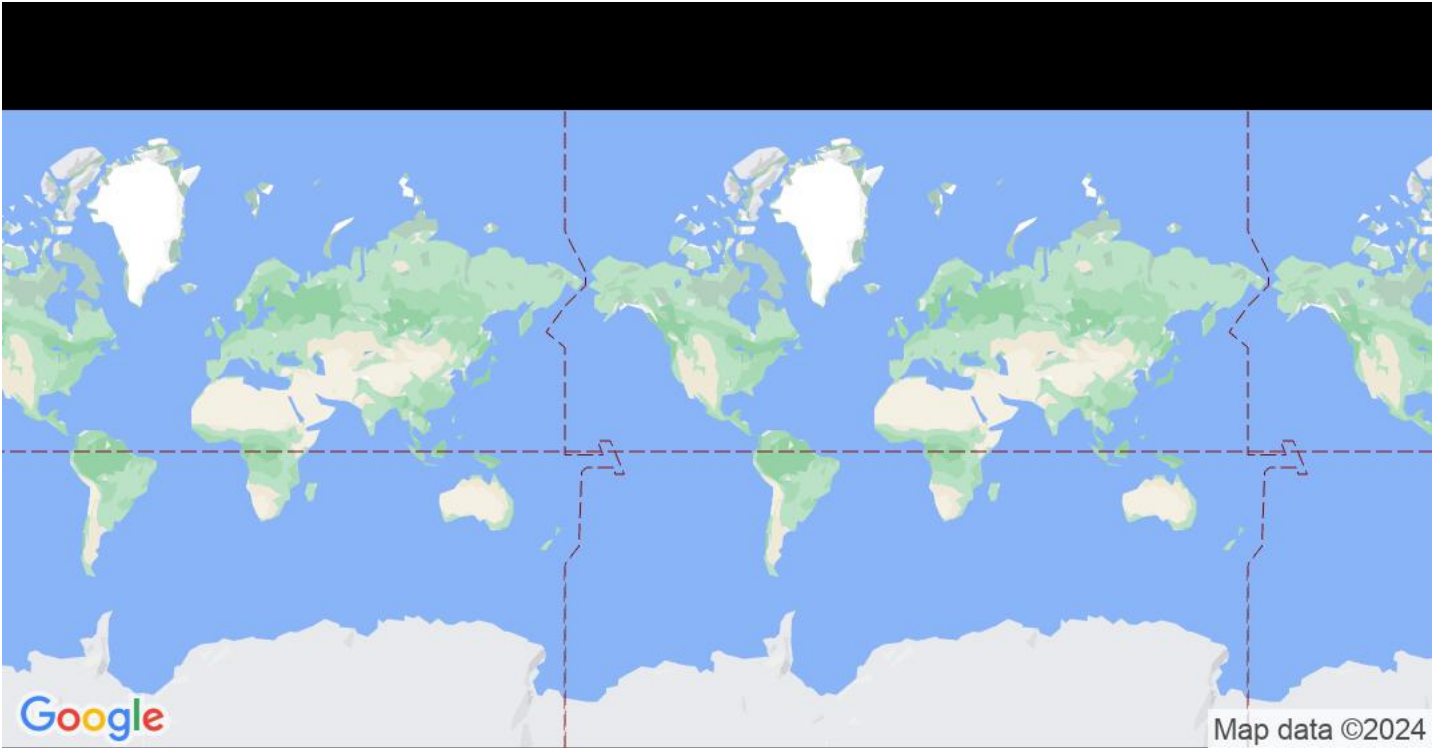
CASH FLOW TO LENDER (HOLD)

4376 Breeders Cup Circle Randollstown, MD 21133				Nnamdi Okafor Nio Investments LLC (202)804-9087					
Points Offered to Lender:	3.00%	Total Interest Income:		-					
Interest Rate Offered to Lender:	10.00%	Points, Fees:		-					
Total Amount Funded By Lender:		0		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: **4376 Breeders Cup Circle**
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Notes: Easy Rehab BY 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									