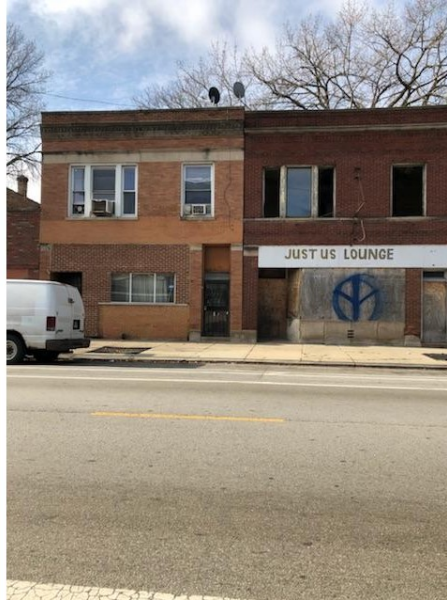


**7322 S. Halsted  
Chicago, IL 60621**



**Exclusively Presented By:**

**Ken Rogers**

**Power Coalition Corp.**

**407 S. Poplar Ave.**

**Kankakee**

**708-888-7115**

**[www.powercoalition.network](http://www.powercoalition.network)**



# BUYER MARKETING SHEET (FLIP)

Property Address: **7322 S. Halsted**

Property City, State, ZIP: **Chicago, IL 60621**

Bedrooms: **4** Baths: **2** Sq.Feet: **2652** Built: **1913**

Notes: Upstairs apartment rehabbed 5 years ago needs cosmetic repairs.

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## Project Description:

Additional Notes: Cosmetic repairs upstairs and light rehab in the lower unit.

### PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	225,000.00	
<b>Purchase Price (Offer Price)</b>	<b>70,000.00</b>	<b>31.11%</b>
Rehab Costs	75,000.00	33.33%
Total Closing and Holding Costs	3,000.00	1.33%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	15,750.00	null
<b>Total Project Cost Basis</b>	<b>148,000.00</b>	<b>65.78%</b>
Total Amount Financed	0.00	
Total Cash Committed	148,000.00	

### PROJECTED RESULTS

Projected Resale Price	225,000.00
Total Project Cost Basis	148,000.00
<b>Flip Profit</b>	<b>61,250.00</b>
ROI	41.39%
Annualized ROI	124.16%

### Timeline Assumptions

Time to Complete Rehab	2 Months
Time to Complete Sale	2 Months
Total Time	4 Months



## CASH FLOW SUMMARY (FLIP)

**Englewood light rehab  
7322 S. Halsted  
Chicago, IL 60621**

**Ken Rogers  
Power Coalition Corp.  
708-888-7115**

Month	0	1	2	3	4	5	6	7	8
Purchase	(70,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses	(75,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(146,500)	(375)	(375)	(375)	(375)				
Cumulative Cost Basis	(146,500)	(146,875)	(147,250)	(147,625)	(148,000)				
Sale Price					225,000				
Selling Costs					(15,750)				
Flip Profit to Investor (Pre-Tax)					61,250				
Total Cash Committed					148,000				
Return on Cash Investment (annualized)					124.16%				

## CASH FLOW TO LENDER (HOLD)

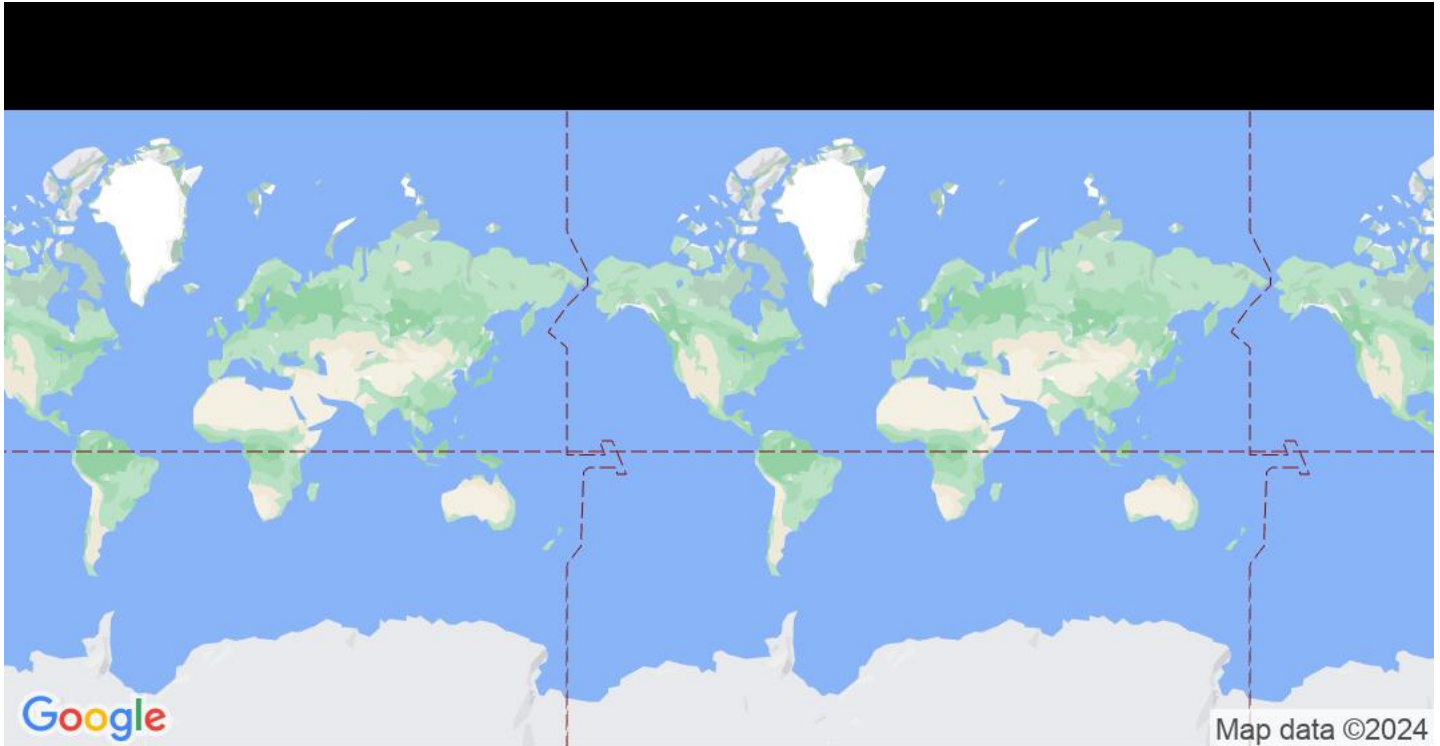
<b>7322 S. Halsted Chicago, IL 60621</b>				<b>Ken Rogers Power Coalition Corp. 708-888-7115</b>					
Points Offered to Lender:	3.00%			Total Interest Income:		-			
Interest Rate Offered to Lender:	10.00%			Points, Fees:		-			
Total Amount Funded By Lender:				0		Total:		-	
Total Loan Amount (inc deferred):				0		<div>Cash-on-Cash Return (annual): IRR (annualized):</div>			
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: **7322 S. Halsted**  
Property City, State, ZIP: **Chicago, IL 60621**  
Bedrooms: **4** Baths: **2** Sq.Feet: **2652** Built: **1913**  
Notes:

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. 7657 S. Emerald Ave. Chicago IL.	5	3		04/25/2018		230,000			
2. 7137 S. Eberhart Ave. Chicago, IL	4	2		12/19/2018		232,500			
3. 6840 S. Rockwell St. Chicago, IL.	6	2		12/20/2018		160,000			

**Average**