PROJECT SUMMARY

PROJECT SUMMARY - FLIP

PURCHASE/REHAB ASSUMPTIONS	
Purchase Price	300,000.00
Rehab Cost	7,000.00
Total Closing (not inc. Sale) and Holding Costs	1,500.00
Total Financing Costs	-
Projected Cost of Sale	17,500.00
Total Project Cost	308,500.00
Total Amount Financed	-
Total Cash Committed	308,500.00
RESULTS	
Projected Resale Price	350,000.00
Total Project Cost Basis	308,500.00
Lender Split of Profits	
Flip Profit	24,000.00
ROI	7.78%
Annualized ROI	46.68%

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

PROJECT SUMMARY - HOLD/RENT

PURCHASE/REHAB ASSUMPTIONS	
Purchase Price	300,000.00
Rehab Cost	7,000.00
Total Closing and Holding Costs	1,500.00
Total Financing Costs	-
Total Project Cost	308,500.00
Total Amount Financed	-
Total Cash Committed	308,500.00
Projected After-Repair Appraisal	350,000.00
Loan at Completion of Project	-
RESULTS	
Original Investment Tied up in Deal	308,500.00
Sweat Equity at End of Rehab	41,500.00
Monthly Cashflow (Pretax)	4,717.50
Cash-on-Cash Return (Annual)	18.4%

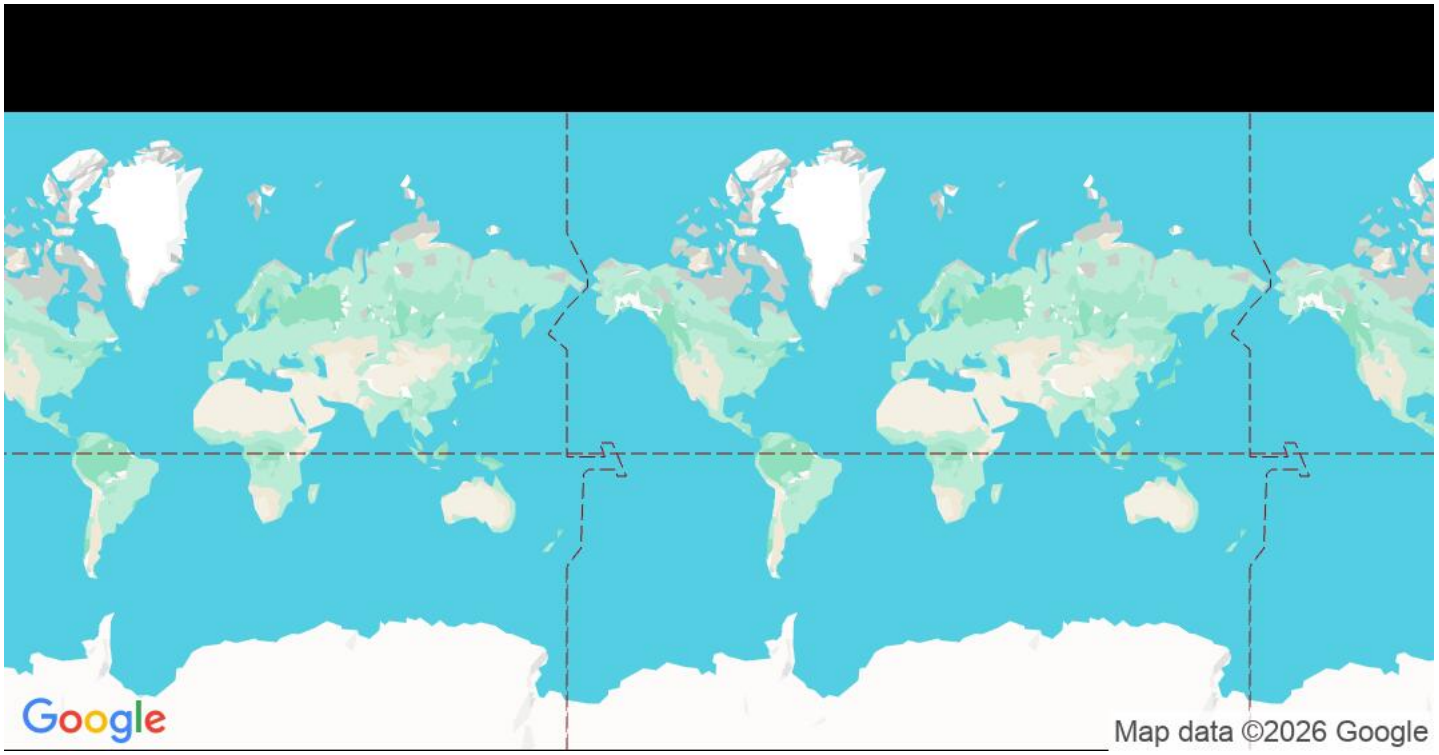
Breakdown of Financing Costs:	
Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total	-

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COMPARABLE SALES REPORT

Property Address: **106 21St Avenue NE**
Property City, State, ZIP: **Center Point, AL 35215**
Bedrooms: **20** Baths: **10** Sq.Feet: **0** Built:
Notes:

Presented by:
CARL FOSTER
5C PROPERTIES LLC
2058819551
cf33@bham.rr.com
5cpropertiesllc.com



	Property Address	Beds	Baths	SqFt	Sold	Built	Price	$/SqFt	Dist	Notes
1.										
2.										
3.										
4.										
5.										
6.										
7.										
8.										
9.										
10										
	Average									

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