

PROJECT SUMMARY

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>	
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
<u>RESULTS</u>	
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%

PROJECT SUMMARY - HOLD/RENT

<u>PURCHASE/REHAB ASSUMPTIONS</u>	
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	-
<u>RESULTS</u>	
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%

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

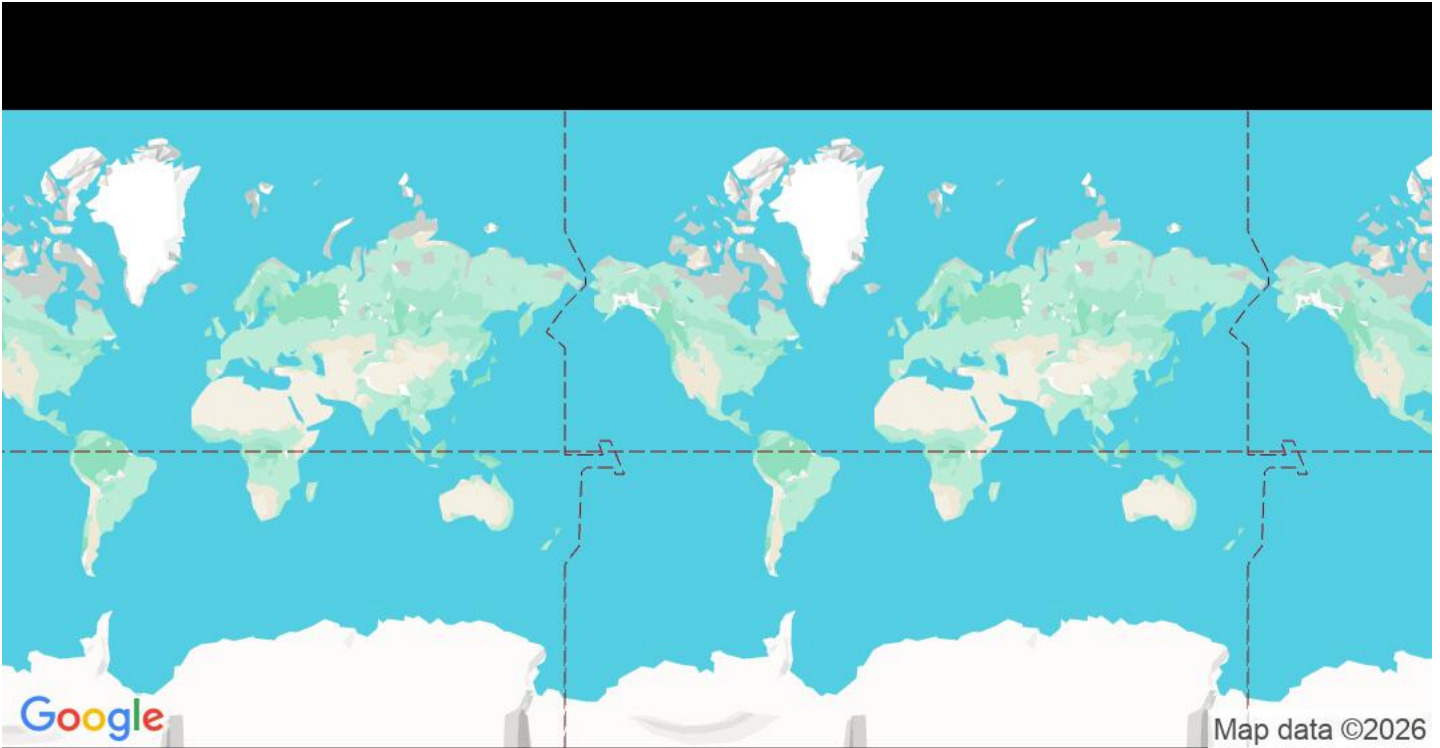
<u>Breakdown of Financing Costs:</u>	
Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total	-

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:

Presented by:
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Notes:



<u>Property Address</u>	<u>Beds Baths SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1.							
Average							