

\$30,000.00 PER DOOR

**106 21St Avenue NE
Center Point, AL 35215**



10 UNIT COMPLEX

Exclusively Presented By:

CARL FOSTER

5C PROPERTIES LLC

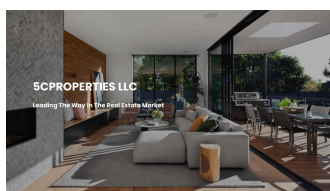
5502 TIMBER LEAF WAY

BESSEMER

2058819551

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5cpropertiesllc.com



PROJECT SUMMARY

Oak Summit Apartments

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
Flip Profit	24,000.00
ROI	7.78%
Annualized ROI	46.68%

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 Cost of Financing	-

Breakdown of Financing Costs:

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

BUYER MARKETING SHEET (HOLD)

\$4,717.50 MONTHLY

Property Address: **106 21St Avenue NE**
 Property City, State, ZIP: **Center Point, AL 35215**
 Bedrooms: **20** Baths: **10** Sq.Feet: **0** Built:
Notes: 1 UNIT VACANT

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Project Description: Rents on the 2/1 can increase to \$700-\$750
 Rents on the 1/1 can increase to \$625

<u>PURCHASE/REHAB ASSUMPTIONS</u>		% of ARV
After-Repair Value (ARV)	350,000.00	
Purchase Price (Offer Price)	300,000.00	86%
Rehab Costs	7,000.00	2%
Total Closing and Holding Costs	1,500.00	0%
Total Financing Costs	-	0%
Total Project Cost Basis	308,500.00	88%
Total Amount Financed	-	
Total Cash Committed	308,500.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	5,575.00
Projected Monthly Expenses	857.50
Projected Monthly Net Operating Income	4,717.50

Cap Rate Based on Cost Basis	18.4%	Sweat Equity at End of Rehab	41,500.00
Cap Rate Based on ARV	16.2%	Monthly Cash Flow (before-tax)	4,717.50
Assumed Time to Complete Rehab	0 Months	Cash-on-Cash Return (before-tax)	18.4%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	0 Months		



STABILIZED INCOME AND EXPENSES (HOLD)

CURRENT RENTS UNIP 9 VACANT 106 21St Avenue NE Center Point, AL 35215				CARL FOSTER 5C PROPERTIES LLC 2058819551		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	1	1br	550	500	6,000	9.0%
2	1	2br	720	650	7,800	11.7%
3	1	2br	720	600	7,200	10.8%
4	1	1br	450	550	6,600	9.9%
5	1	1br	550	500	6,000	9.0%
6	1	1br	720	500	6,000	9.0%
7	1	1br	550	450	5,400	8.1%
8	1	2br	750	600	7,200	10.8%
9	1	2br	720	600	7,200	10.8%
10	1	1br	550	625	7,500	11.2%
11						
12						
Total	10		6,280			
Gross Schedule Income				5,575	66,900	100%
VACANCY LOSS		0.0%		0	0	
Other Income				0	0	
Gross Operating Income (Effective Gross Inc)				5,575	66,900	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	669	558	6,690	65.0%	10.0%
Advertising						
Insurance Hazard		240	200	2,400	23.3%	3.6%
Janitorial						
Landscape Maintenance						
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance						
Reserves						
Taxes - Property		120	100	1,200	11.7%	1.8%
other						
Utilities:						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
Total Operating expenses		1,029	858	10,290	100%	15%
Net Operating Income		5,661	4,717	56,610	85%	

CASH FLOW SUMMARY (HOLD)

<div> <div> 106 21St Avenue NE Center Point, AL 35215 </div> <div> CARL FOSTER 5C PROPERTIES LLC 2058819551 </div> </div>									
Month	0	1	2	3	4	5	6	7	8
Purchase	(300,000)								
Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses	(7,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(308,500)								
Cumulative Financed	0								
Cumulative Cost Basis	(308,500)								
Cash Tied up in Deal	308,500								
Equity Left in Deal	350,000								