

**\$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**

**cf33@bham.rr.com**

**5cpropertiesllc.com**



# PROJECT SUMMARY

## Oak Summit Apartments

### 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	-
Total Project Cost	308,500.00
Total Amount Financed	-
Total Cash Committed	308,500.00
<u>RESULTS</u>	
Projected Resale Price	350,000.00
Projected Cost of Sale	17,500.00
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	-

# MARKETING SHEET (HOLD)

**\$4,717.50 MONTHLY**

Property Address:	<b>106 21st Avenue NE</b>	<b>Presented by:</b>
Property City, State,	<b>Center Point, AL 35215</b>	<b>CARL FOSTER</b>
Bedrooms: 20 Baths: 10 SqFt: 0 Built:		5C PROPERTIES LLC
Notes:	1 UNIT VACANT	2058819551
		cf33@bham.rr.com
		5cpropertiesllc.com

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

<b>PURCHASE/REHAB ASSUMPTIONS</b>	% of ARV	
After-Repair Value (ARV)	350,000.00	
<b>Purchase Price (Offer Price)</b>	<b>300,000.00</b>	86%
Rehab Costs	7,000.00	2%
Total Closing and Holding Costs	1,500.00	0%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>308,500.00</b>	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	<b>16.2%</b>	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		



# OPERATING INCOME AND EXPENSES REPORT

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	500.00	6,000.00	9.0%
2	1	2br	720	650.00	7,800.00	11.7%
3	1	2br	720	600.00	7,200.00	10.8%
4	1	1br	450	550.00	6,600.00	9.9%
5	1	1br	550	500.00	6,000.00	9.0%
6	1	1br	720	500.00	6,000.00	9.0%
7	1	1br	550	450.00	5,400.00	8.1%
8	1	2br	750	600.00	7,200.00	10.8%
9	1	2br	720	600.00	7,200.00	10.8%
10	1	1br	550	625.00	7,500.00	11.2%
11						
12						
<b>Total</b>	10		6,280			
Gross Schedule Income				5,575.00	66,900.00	100%
VACANCY LOSS				0.0%	0.00	0.00
Other Income				0.00	0.00	
Gross Operating Income (Effective Gross Inc)				5,575.00	66,900.00	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	669.00	557.50	6,690.00	65.0%	10.0%
Advertising						
Insurance Hazard		240.00	200.00	2,400.00	23.3%	3.6%
Janitorial						
Landscape Maintenance						
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance						
Reserves						
Taxes - Property		120.00	100.00	1,200.00	11.7%	1.8%
other						
<b>Utilities:</b>						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
<b>Total Operating expenses</b>		<b>1,029.00</b>	<b>857.50</b>	<b>10,290.00</b>	<b>100%</b>	<b>15%</b>
<b>Net Operating Income</b>		<b>5,661.00</b>	<b>4,717.50</b>	<b>56,610.00</b>		<b>85%</b>

## CASH FLOW SUMMARY (HOLD)

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

**CARL FOSTER  
5C PROPERTIES LLC  
2058819551**

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)									
<b>Total Cash Spent in Period</b>	<b>(308,500)</b>								
Cumulative Financed	0								
<b>Cumulative Cost Basis</b>	<b>(308,500)</b>								

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Cash Tied up in Deal	308,500
Equity Left in Deal	350,000