

PROJECT SUMMARY

PROJECT SUMMARY - HOLD/RENT

<u>PURCHASE/REHAB ASSUMPTIONS</u>	
Purchase Price	725,000.00
Rehab Cost	-
Total Closing and Holding Costs	20,000.00
Total Financing Costs	-
Total Project Cost	<u>745,000.00</u>
Total Amount Financed	-
Total Cash Committed	745,000.00
Projected After-Repair Appraisal	2,000,000.00
Loan at Completion of Project	-
<u>RESULTS</u>	
Original Investment Tied up in Deal	745,000.00
Sweat Equity	1,255,000.00
Monthly Cashflow (Pretax)	9,935.00
Cash-on-Cash Return (Annual)	16.0%

<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: **1225 W 81ST STREET**
Property City, State, ZIP: **CHICAGO, IL 60620**
Bedrooms: **26** Baths: **16** 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							