PROJECT SUMMARY

PROJECT SUMMARY - FLIP

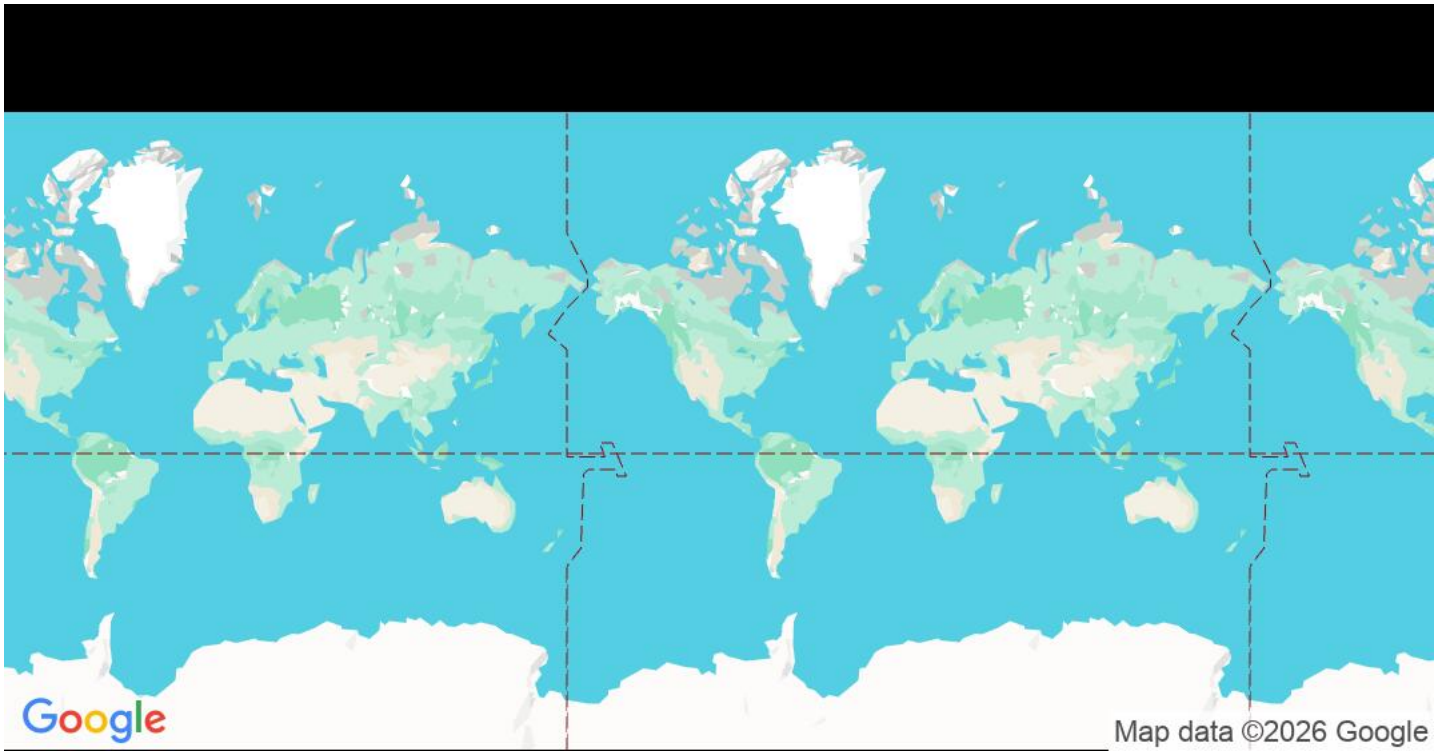
PURCHASE/REHAB ASSUMPTIONS	
Purchase Price	30,000.00
Rehab Cost	32,000.00
Total Closing (not inc. Sale) and Holding Costs	3,000.00
Total Financing Costs	-
Projected Cost of Sale	5,000.00
Total Project Cost	65,000.00
Total Amount Financed	-
Total Cash Committed	65,000.00
RESULTS	
Projected Resale Price	100,000.00
Total Project Cost	65,000.00
Lender Split of Profits	-
Flip Profit	30,000.00
ROI	46.15%
Annualized ROI	138.46%

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

COMPARABLE SALES REPORT

Property Address: **25 1ST ST N**
Property City, State, ZIP: **BIRMINGHAM, ALABAMA 35204**
Bedrooms: **8** Baths: **4** Sq.Feet: **2688** Built: **1964**
Notes:

Presented by:
CARL FOSTER
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	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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