

PROJECT SUMMARY

PROJECT SUMMARY - FLIP

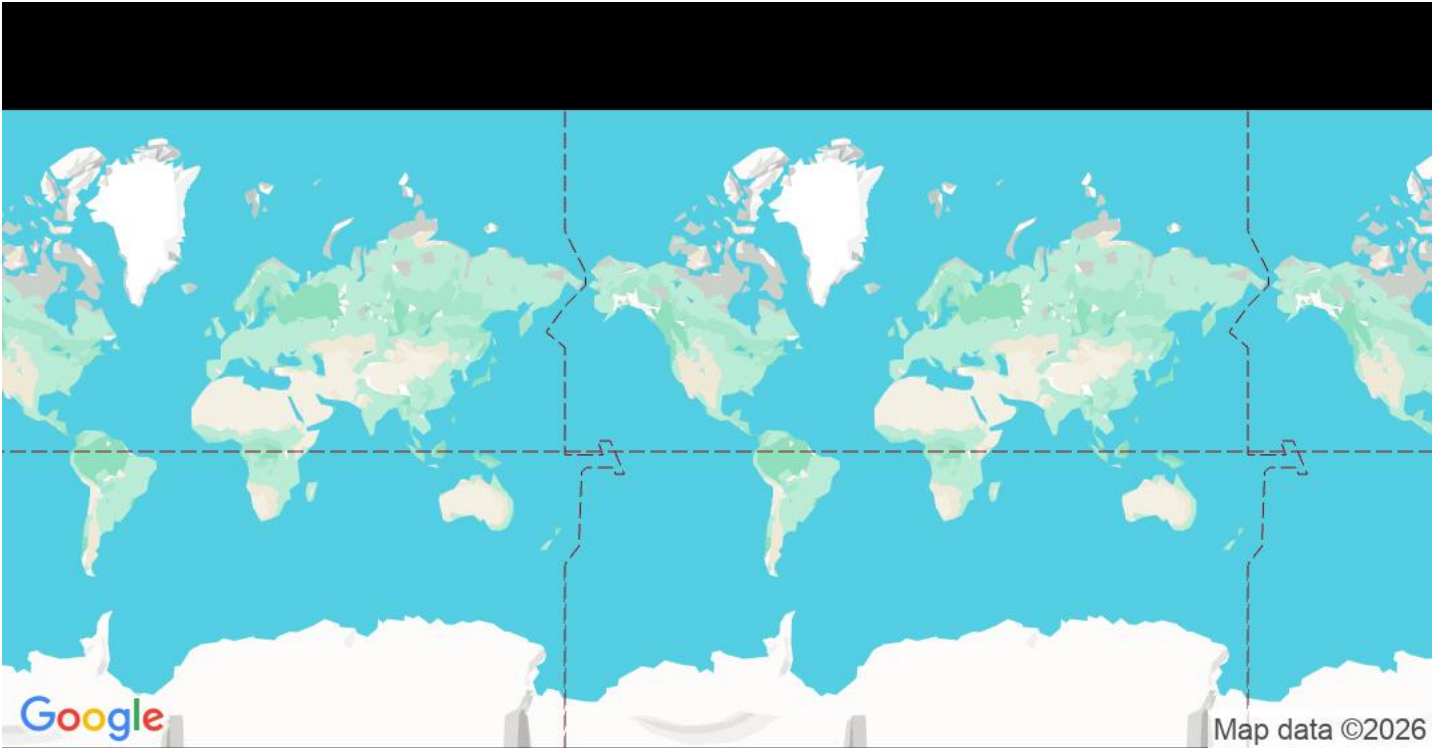
<u>PURCHASE/REHAB ASSUMPTIONS</u>	
Purchase Price	62,900.00
Rehab Cost	13,000.00
Total Closing (not inc. Sale) and Holding Costs	1,600.00
Total Financing Costs	3,208.01
Projected Cost of Sale	6,360.00
Total Project Cost	<u>80,708.01</u>
Total Amount Financed	73,118.01
Total Cash Committed	7,590.00
<u>RESULTS</u>	
Projected Resale Price	<u>106,000.00</u>
Total Project Cost	<u>80,708.01</u>
Lender Split of Profits	-
Flip Profit	18,931.99
ROI	249.43%
Annualized ROI	1496.60%

<u>Breakdown of Financing Costs:</u>	
Origination/Discount Points	2,049
Other Closing Costs for Loan	-
Interest on Original Loan	963
Interest on Rehab Money	196
Total Cost of Financing	<u>3,208</u>

COMPARABLE SALES REPORT

Property Address: **8513 Valley Hill Drive**
 Property City, State, ZIP: **Birmingham, Alabama 35206**
 Bedrooms: **4** Baths: **2** Sq.Feet: **1366** Built: **1978**
 Notes: BUYER MUST PERFORM THEIR OWN DUE DILIGENCE

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<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1. 841 86th Pl S Birmingham AL	3	2	1,761	01/13/2017		114,000	65		
2. 8928 Valleybrook Road Birmingham AL 35206	3	2	1,675	08/09/2017		98,900	59		
3. 461 Ridge Road Birmingham AL 35206	3	2	1,311	01/20/2017		135,000	103		
4. 898 77Th Way S Birmingham AL 35206	3	2	1,567	06/19/2017		120,000	77		
5. 812 Barnard Ter Birmingham AL 35206	3	2	1,509	Listed		96,000	64		Listed \$96,000
6. 524 Mountain Dr Birmingham AL 35206	3	2	1,516	04/06/2017		132,000	87		
7. 607 Esplanade Dr Birmingham AL 35206	3	2	1,168	05/11/2017		71,000	61		
8. 816 Hickory St Birmingham AL 25206	3	2	1,411	Listed		99,900	71		Listed \$99,900
9. 633 Yellowstone Dr Birmingham AL 35206	3	2	1,696	11/22/2016		139,000	82		

Average