PROJECT SUMMARY

PROJECT SUMMARY - FLIP

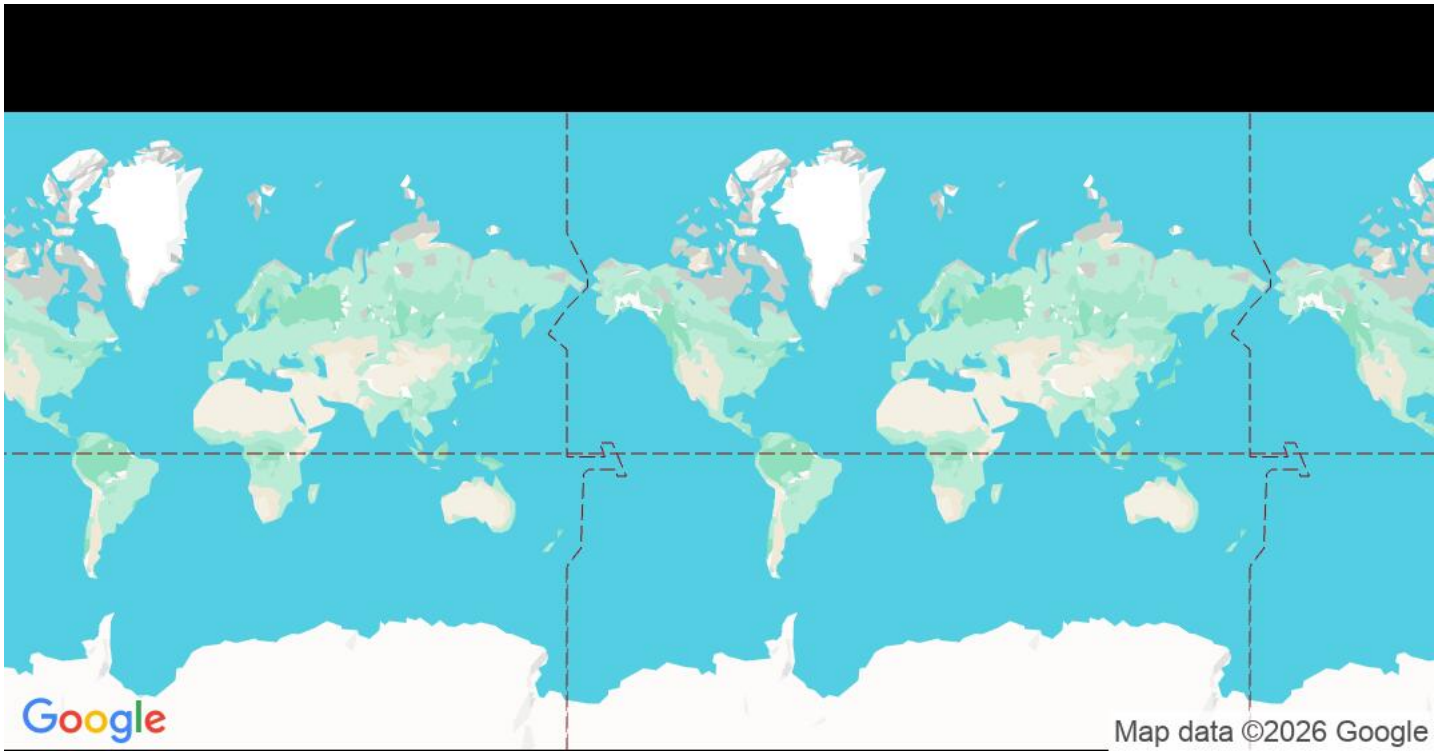
PURCHASE/REHAB ASSUMPTIONS	
Purchase Price	62,900.00
Rehab Cost	13,000.00
Total Closing (not inc. Sale) and Holding Costs	1,600.00
Total Financing Costs	3,208.01
Projected Cost of Sale	6,360.00
Total Project Cost	80,708.01
Total Amount Financed	73,118.01
Total Cash Committed	7,590.00
RESULTS	
Projected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

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

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

Presented by:
CARL FOSTER
5C PROPERTIES LLC
2058819551
cf33@bham.rr.com
5cpropertiesllc.com



	Property Address	Beds	Baths	SqFt	Sold	Built	Price	$/SqFt	Dist	Notes
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		
10										
	Average									

Powered by www.rehabvaluator.com