

**Price- \$77K**

**7812 Meadowlark Dr, Godfrey, IL 62035**

**Godfrey, IL 62035**



**3 Bed 1.5 Bath 1700 Sq. Ft. Spacious Detached 3 Car Garage that can be turned into a hobby room!!**

**Exclusively Presented By:**

**Darion D Robinson-Bey & Carla Lowman**

**FLIGHT REPUBLIC LLC & LIFE TREE INVESTMENTS**

**ST.LOUIS**

**6364816846**

**flightrepublicllc@gmail.com**

**www.flightrepublicproperties.com & www.lifetree178.com**

## CASH FLOW TO LENDER (HOLD)

<b>7812 Meadowlark Dr, Godfrey, IL 62035</b> <b>Godfrey, IL 62035</b>	<b>Darion D Robinson-Bey &amp; Carla Lowman</b> <b>FLIGHT REPUBLIC LLC &amp; LIFE TREE INVESTMENTS</b> <b>6364816846</b>
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Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
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Total Amount Funded By Lender:	0	Total:	-
Total Loan Amount (inc deferred):	0		

Cash-on-Cash Return (annual):  
 IRR (annualized):

Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan						0			
Cashflows Out									
Cashflows In									
Net									

# COMPARABLE SALES REPORT

Property Address: **7812 Meadowlark Dr, Godfrey, IL 62035**

Property City, State, ZIP: **Godfrey, IL 62035**

Bedrooms: **3** Baths: **1,5** Sq.Feet: **1700** Built: **1963**

Notes:

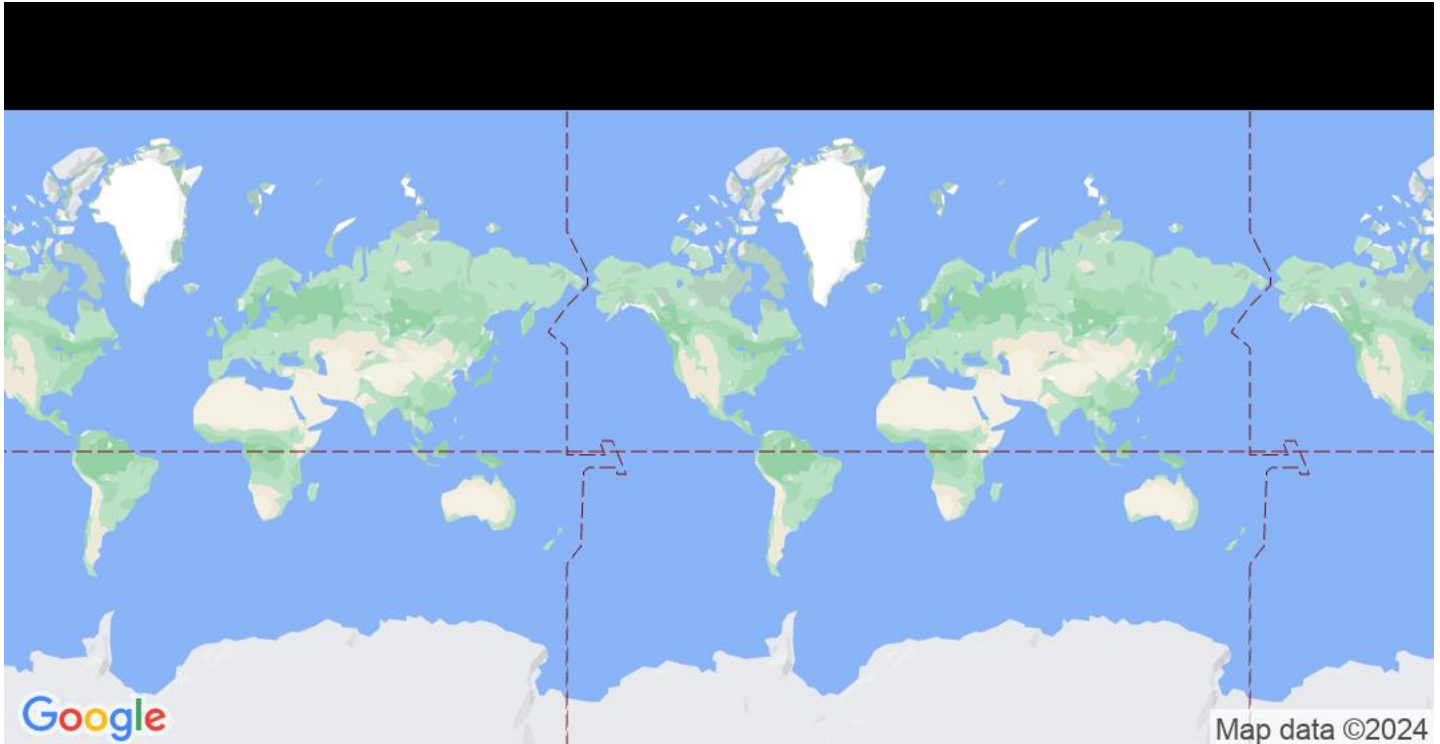
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 412 Saturn Dr.	3	1	1,671	10/20/17		106,000			
2. 7808 Meadowlark Dr.	3	1	1,876	6/29/17		79,500			
3. 200 Saturn Dr.	3	1	875	7/21/17		108,000			
4. 7741 Humbert Rd.	3	2	936	6/27/17		78,000			
5. 204 Meadowlark Dr.	3	2	2,098	Active		115,000			

**Average**

## Additional Pictures

