

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

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www.flightrepublicproperties.com & www.lifetree178.com

BUYER MARKETING SHEET (HOLD)

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: microwave in kitchen needs to be installed, two windows in basement need to be finished.

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Project Description: 3 bed 1.5 bath 1700 sq. Ft. 3 car detached Garage, new flooring, paint, Kitchen updated with new stove, microwave above stove, and dish washer.

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	100,000.00	
Purchase Price (Offer Price)	100,000.00	100%
Rehab Costs	500.00	1%
Total Closing (not inc. Refi) and Holding Costs	3,000.00	3%
Total Financing Costs	-	0%
Total Project Cost Basis	103,500.00	103%
Total Amount Financed	-	
Total Cash Committed	103,500.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,200.00	Projected New Loan Amount (for Refi)	85,000.00
Projected Monthly Expenses	260.00	Cash-Out at Refi (net of closing costs)	82,450.00
Projected Monthly Net Operating Income	940.00	Profit at Refi	-
Cap Rate Based on Cost Basis	10.9%	Cash Left in the Deal after Refi	21,050.00
Cap Rate Based on ARV	11.3%	Equity Left in the Deal after Refi	15,000.00
Assumed Time to Complete Rehab	2 Months	Monthly Cash Flow (before-tax)	281.00
Assumed Time to Complete Refi	2 Months	Cash-on-Cash Return (before-tax)	16.0%
Total Time between Acquisition and Refi	4 Months	DCR of New Loan	1.43
		<i>Assuming 7% Rate and 20 Year Amortization</i>	



CASH FLOW SUMMARY (HOLD)

<div> <div> Godfrey Home 7812 Meadowlark Dr, Godfrey, IL 62035 Godfrey, IL 62035 </div> <div> Darion D Robinson-Bey & Carla Lowman FLIGHT REPUBLIC LLC & LIFE TREE 6364816846 </div> </div>									
Month	0	1	2	3	4	5	6	7	8
Purchase	(100,000)								
Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses	(500)								
Interest (Paid or Accrued)		0	0	0	0				
Total Cash Spent in Period	(102,000)	(375)	(375)	(375)	(375)				
Cumulative Financed	0	0	0	0	0				
Cumulative Cost Basis	(102,000)	(102,375)	(102,750)	(103,125)	(103,500)				
Refinance: New Loan Amount						85,000			
Closing Costs on New Loan						(2,550)			
PayOff Existing Loan						0			
Cash Out at Refi						82,450			
Profit to Investor at Refi						0			
Return on Cash Investment						0.00%			
Cash Tied up in Deal						21,050			
Equity Left in Deal						15,000			

CASH FLOW TO LENDER (HOLD)

7812 Meadowlark Dr, Godfrey, IL 62035 Godfrey, IL 62035		Darion D Robinson-Bey & Carla Lowman FLIGHT REPUBLIC LLC & LIFE TREE INVESTMENTS 6364816846	
Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
Total Amount Funded By Lender:		Total:	
0		-	
Total Loan Amount (inc deferred):		Cash-on-Cash Return (annual): IRR (annualized):	
0			

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:

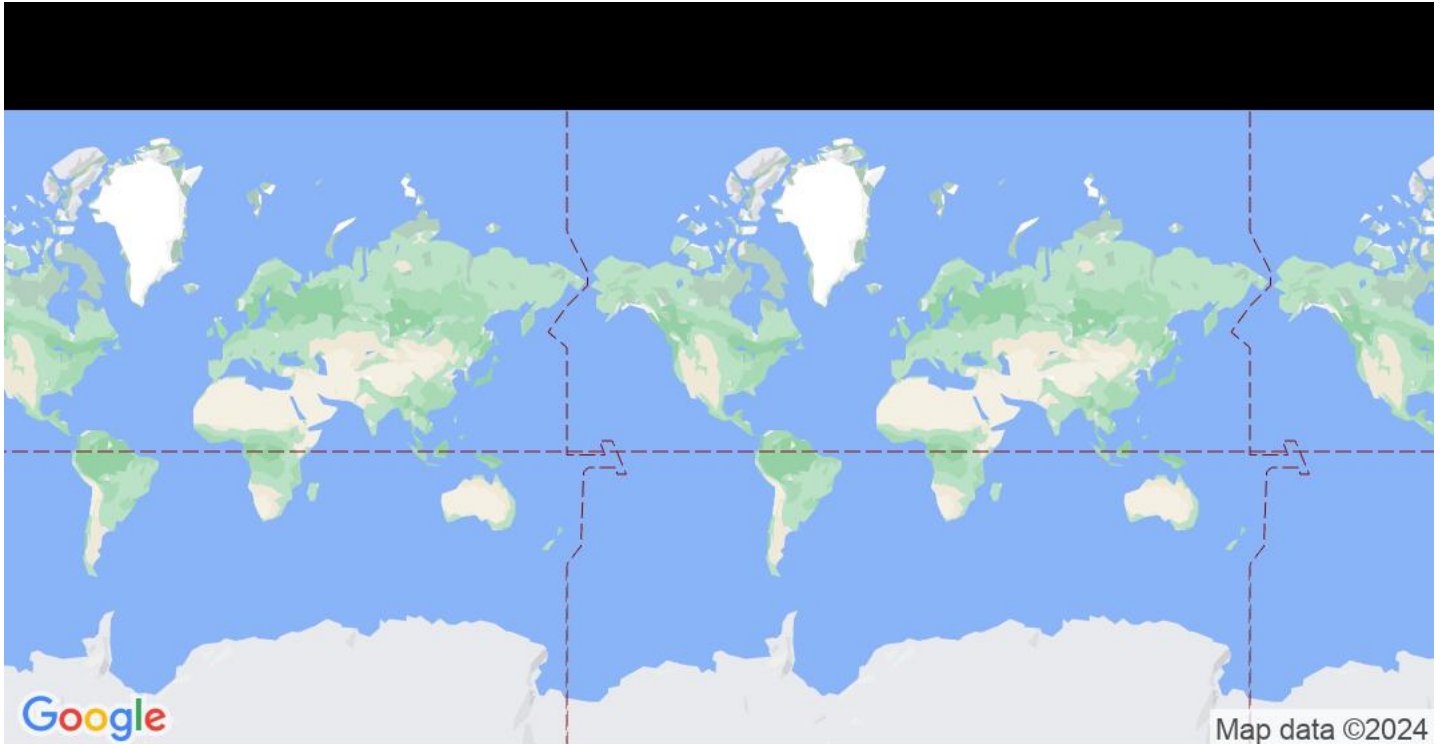
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 412 Saturn Dr.	3	1	1,671	10/20/17		106,000			
2. 7808 Meadowlark Dr.	3	1	1,876	6/29/17		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

