

Buy and Hold
41 Center Road
Douglasville, pa 19518



This property is 2 houses down from a rental that i did this year.

Exclusively Presented By:

Matt Yorgey
Yorgey's LLC

4843903899

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SHORT-TERM LENDER FUNDING REQUEST (HOLD)

Property Address: 41 Center Road Property City, State, ZIP: Douglasville, pa 19518 Bedrooms: 2 Baths: 1 Sq.Feet: 1168 Built: Notes: Rehab and Rent and Refi	Presented by: Matt Yorgey Yorgey's LLC 4843903899 matt@theyorgeys.com
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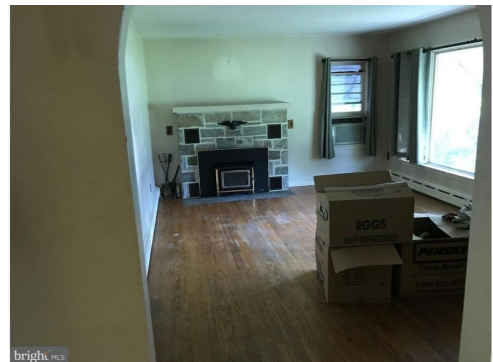
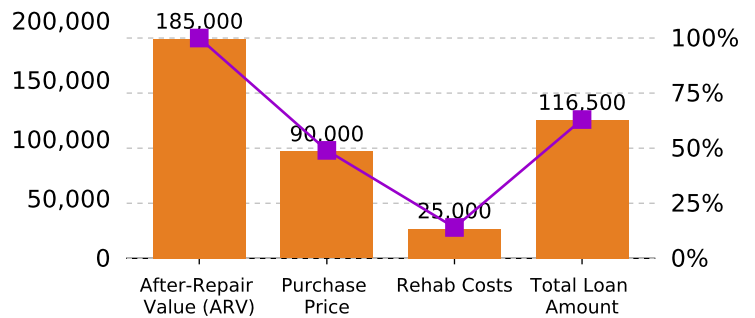
PURCHASE/LOAN ASSUMPTIONS	%	of ARV	Timeline Assumptions:	
After-Repair Value (ARV)	185,000.00			
Purchase Price	90,000.00	49%	Time to Complete Rehab	3 Months
Rehab Costs	25,000.00	14%	Time to Lease Up	2 Months
Closing/Holding Costs	1,500.00	1%	Total Time	5 Months
Total Funds Needed:	116,500.00	63%		
Points/Interest (Deferred)	-	-		
Total Loan Amount *	116,500.00	63%		
Interest Rate Offered to Lender		10.0%		

Project Description: First in Lien position.

Additional Notes:

PROJECTED FINANCIAL RESULTS FOR LENDER:	
Total Interest Income	4,854
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Total Income to Lender	4,854
Cash-on-Cash Return (annualized)	10.00%
Internal Rate of Return (annualized)	10.47%

Loan to Value Breakdown



CASH FLOW TO LENDER (FLIP)

**41 Center Road
Douglassville, pa 19518**

**Matt Yorgey
Yorgey's LLC
4843903899**

Interest Rate Offered to Lender:	10.00%	Total Interest Income:	4,854
Total Amount Funded By Lender:	116,500	Total:	4,854
Total Loan Amount (inc deferred):	116,500	Cash-on-Cash Return (annual):	10.00%
		IRR (annualized):	10.47%

Month	0	1	2	3	4	5	6	7	8
Purchase	(90,000)								
Purchase Closing Costs Funded	(1,500)								
Holding Costs Funded									
Rehab Draws	(25,000)								
Interest on Loan (Paid)		763	763	763	763	763			
Interest on Loan (Deferred)									
Interest on Draws (Paid)		208	208	208	208	208			
Interest on Draws (Deferred)									
Total Loan Balance	(116,500)	(116,500)	(116,500)	(116,500)	(116,500)	(116,500)			
Payback of the Loan							116,500		
Cashflows Out	(116,500)								
Cashflows In		971	971	971	971	117,471			
Net	(116,500)	971	971	971	971	117,471			

CASH FLOW TO LENDER (HOLD)

**41 Center Road
Douglassville, pa 19518**

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Interest Rate Offered to Lender: 10.00%

Total Amount Funded By Lender: 116,500

Total Loan Amount (inc deferred): 116,500

Total Interest Income: 4,854

Total: 4,854

Cash-on-Cash Return (annual):	10.00%
IRR (annualized):	10.47%

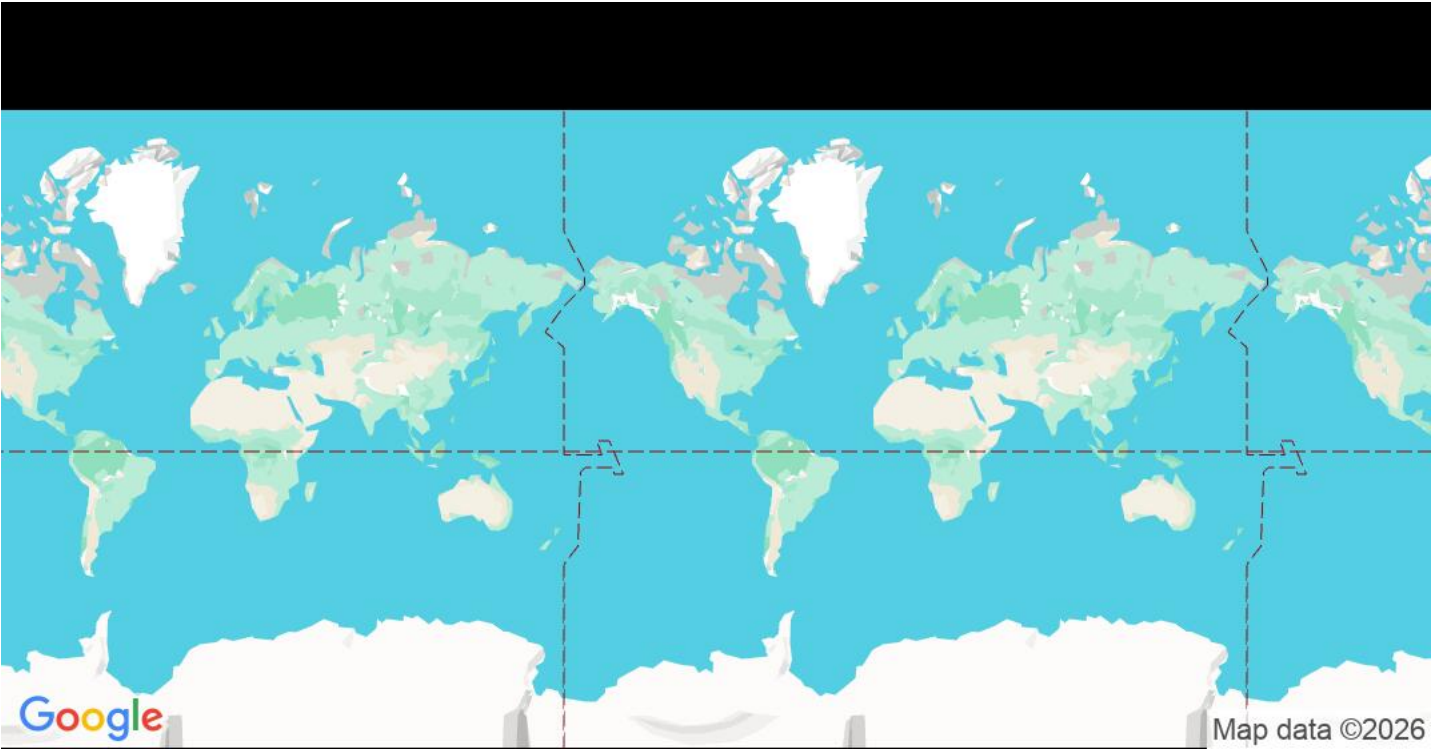
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Total Loan Balance	(116,500)	(116,500)	(116,500)	(116,500)	(116,500)	(116,500)	(116,500)		
Payback of the Loan							116,500		
Cashflows Out	(116,500)								
Cashflows In		(971)	(971)	(971)	(971)	(971)	(117,471)		
Net	(116,500)	971	971	971	971	971	117,471		

COMPARABLE SALES REPORT

Property Address: **41 Center Road**
 Property City, State, ZIP: **Douglasville, pa 19518**
 Bedrooms: **2** Baths: **1** Sq.Feet: **1168** Built:

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Notes:



<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. 25 center road	3	2	1,500			200,000			

Average