

Buy and Hold
41 Center Road
Douglassville, 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

matt@theyorgeys.com



SHORT-TERM LENDER FUNDING REQUEST (HOLD)

Property Address: **41 Center Road**
 Property City, State, ZIP: **Douglassville, pa 19518**
 Bedrooms: **2** Baths: **1** Sq.Feet: **1168** Built:
 Notes: Rehab and Rent and Refi

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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%		

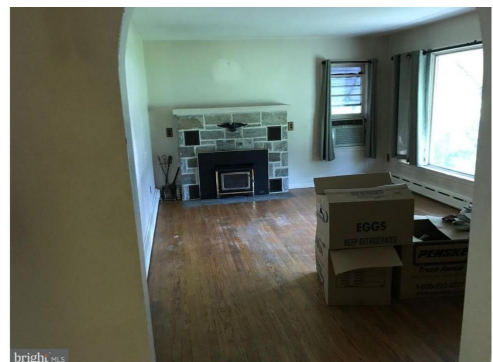
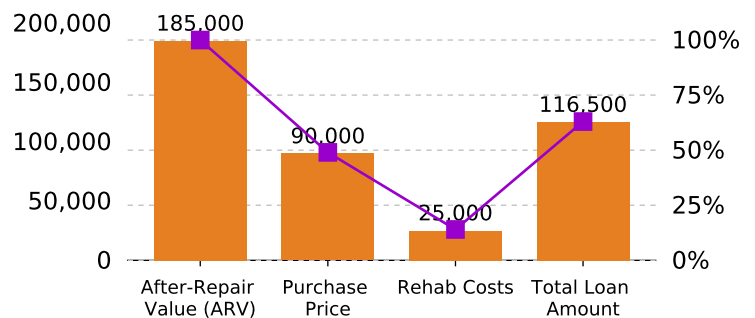
Project Description: First in Lien position.

Additional Notes:

PROJECTED FINANCIAL RESULTS FOR LENDER:

Total Interest Income	4,854
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**

Total Interest Income: 4,854

Interest Rate Offered to Lender: 10.00%

Total Amount Funded By Lender: 116,500

Total Loan Amount (inc deferred): 116,500

Total: 4,854

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	971	117,471		
Net	(116,500)	971	971	971	971	971	117,471		

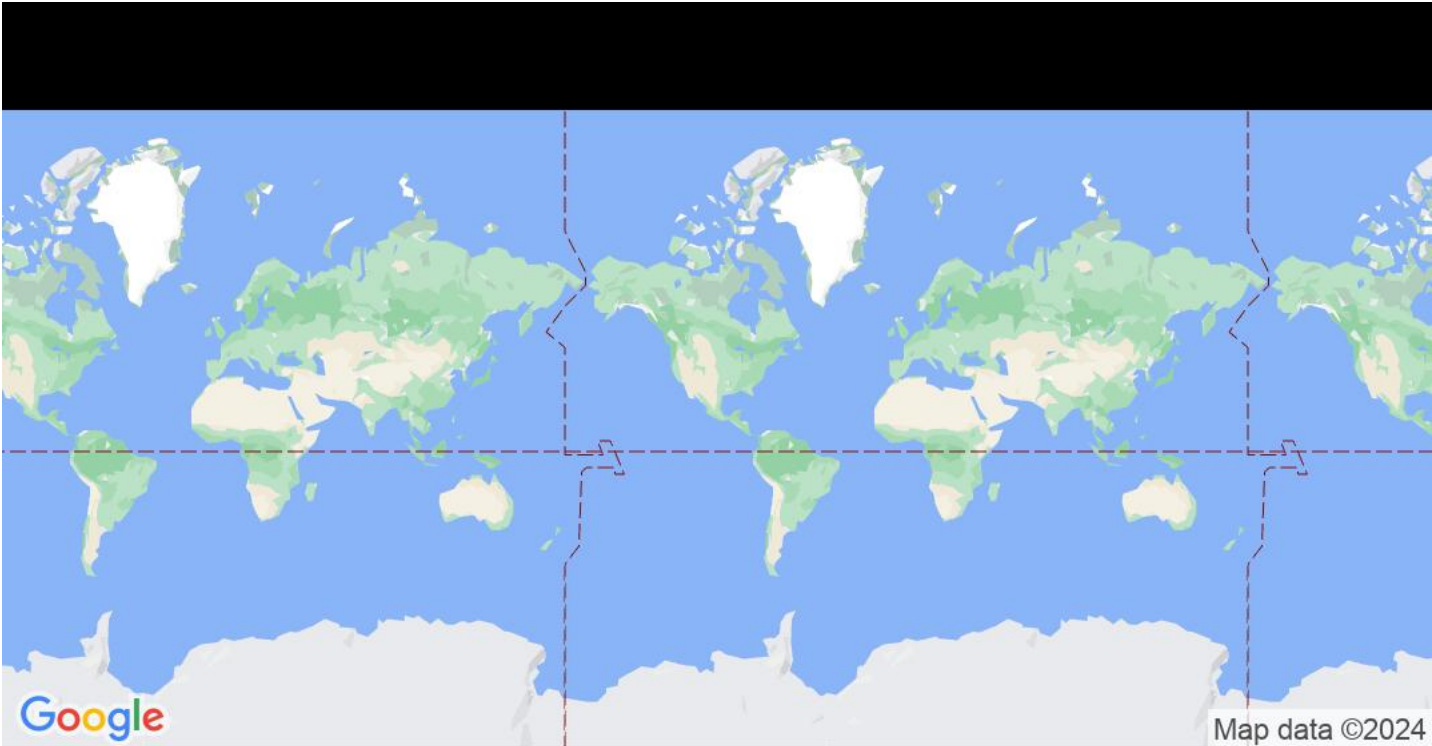
CASH FLOW TO LENDER (HOLD)

<div>41 Center Road Douglassville, pa 19518</div>					<div>Matt Yorgey Yorgey's LLC 4843903899</div>				
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			
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			

COMPARABLE SALES REPORT

Property Address: **41 Center Road**
Property City, State, ZIP: **Douglassville, pa 19518**
Bedrooms: **2** Baths: **1** Sq.Feet: **1168** Built:
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. 25 center road	3	2	1,500			200,000			
Average									