

4500 BLOCK OF HAMPNETT AVENUE

**4500 BLOCK OF HAMPNETT AVENUE
BALTIMORE, MD 21214**



This single family home, has approximately 1689 finished square feet, three bedrooms, two full baths, hardwood floors, unfinished basement and nice covered front porch. Lot 10,798 sqft, detach garage. Quiet, friendly Lauraville Community.

Exclusively Presented By:

P. Paris Wilson

WILSON & WILSON ENTERPRISE, LLC

2708 RONA ROAD

GWYNN OAK, Maryland 21207

443.691.6619

wwenterprisellc@gmail.com

www.wilsonandwilsonenterprisellc.com



WILSON & WILSON ENTERPRISE, LLC

PROJECT SUMMARY

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	65,000.00	A
Rehab Cost	115,450.00	B
Total Closing (not inc. Sale) and Holding Costs	14,000.00	C
Total Financing Costs	-	D
Projected Cost of Sale	15,600.00	E
Total Project Cost	186,450.00	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	186,450.00	G
<u>RESULTS</u>		
Projected Resale Price	260,000.00	H
Total Project Cost	186,450.00	I
Lender Split of Profits	-	J
Flip Profit	57,950.00	K=H-I-J
ROI	31.08%	K/G
Annualized ROI	74.59%	

<u>Breakdown of Financing Costs:</u>	
Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

BUYER MARKETING SHEET (FLIP)

4500 BLOCK OF HAMPNETT AVENUE

Property Address: **4500 BLOCK OF HAMPNETT AVENUE**

Property City, State, ZIP: **BALTIMORE, MD 21214**

Bedrooms: **3** Baths: **2** Sq.Feet: **1689** Built: **1890**

Notes: This single family home, built in 1890, has approximately 1689 finished square feet, three bedrooms, two full baths, har

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Project Description: This single family home, has approximately 1689 finished square feet, three bedrooms, two full baths, hardwood floors, unfinished basement and nice covered front porch. Lot 10,798 sqft, detach garage. Quiet, friendly Lauraville Community.

Additional Notes: Estimated repair cost \$80k.. Full Rehab, rooms, basement, kitchen, baths, bedroom, HVAC system, duct work, roof, appliances, flooring, trim, garage, landscape, etc..

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	260,000.00	
Purchase Price (Offer Price)	65,000.00	25.00%
Rehab Costs	115,450.00	44.40%
Total Closing and Holding Costs	14,000.00	5.38%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	15,600.00	null
Total Project Cost Basis	186,450.00	71.71%
Total Amount Financed	0.00	
Total Cash Committed	186,450.00	

PROJECTED RESULTS

Projected Resale Price	260,000.00
Total Project Cost Basis	186,450.00
Flip Profit	57,950.00
ROI	31.08%
Annualized ROI	74.59%

Timeline Assumptions

Time to Complete Rehab	3 Months
Time to Complete Sale	2 Months
Total Time	5 Months



CASH FLOW SUMMARY (FLIP)

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Month	0	1	2	3	4	5	6	7	8
Purchase	(65,000)								
Purchase Closing Costs	(6,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(1,600)	(1,600)	(1,600)	(1,600)	(1,600)			
Rehab Draws/Expenses	(115,450)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(186,450)	(1,600)	(1,600)	(1,600)	(1,600)	(1,600)			
Cumulative Cost Basis	(186,450)	(188,050)	(189,650)	(191,250)	(192,850)	(194,450)			
Sale Price						260,000			
Selling Costs						(15,600)			
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)						49,950			
Total Cash Committed						186,450			
Return on Cash Investment (annualized)						74.59%			

CASH FLOW TO LENDER (HOLD)

4500 BLOCK OF HAMPNETT AVENUE BALTIMORE, MD 21214	P. Paris Wilson WILSON & WILSON ENTERPRISE, LLC 443.691.6619
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Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
 Total Amount Funded By Lender:	 0	<hr/> Total:	<hr/> -
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)									
<hr/> Total Loan Balance									
<hr/> Payback of the Loan							0		
 Cashflows Out									
Cashflows In									
<hr/> Net									

COMPARABLE SALES REPORT

Property Address: **4500 BLOCK OF HAMPNETT AVENUE**

Property City, State, ZIP: **BALTIMORE, MD 21214**

Bedrooms: **3** Baths: **2** Sq.Feet: **1689** Built: **1890**

Notes: This single family home, built in 1890, has approximately 2049 finished square feet, three bedrooms, two full baths, har

Presented by:

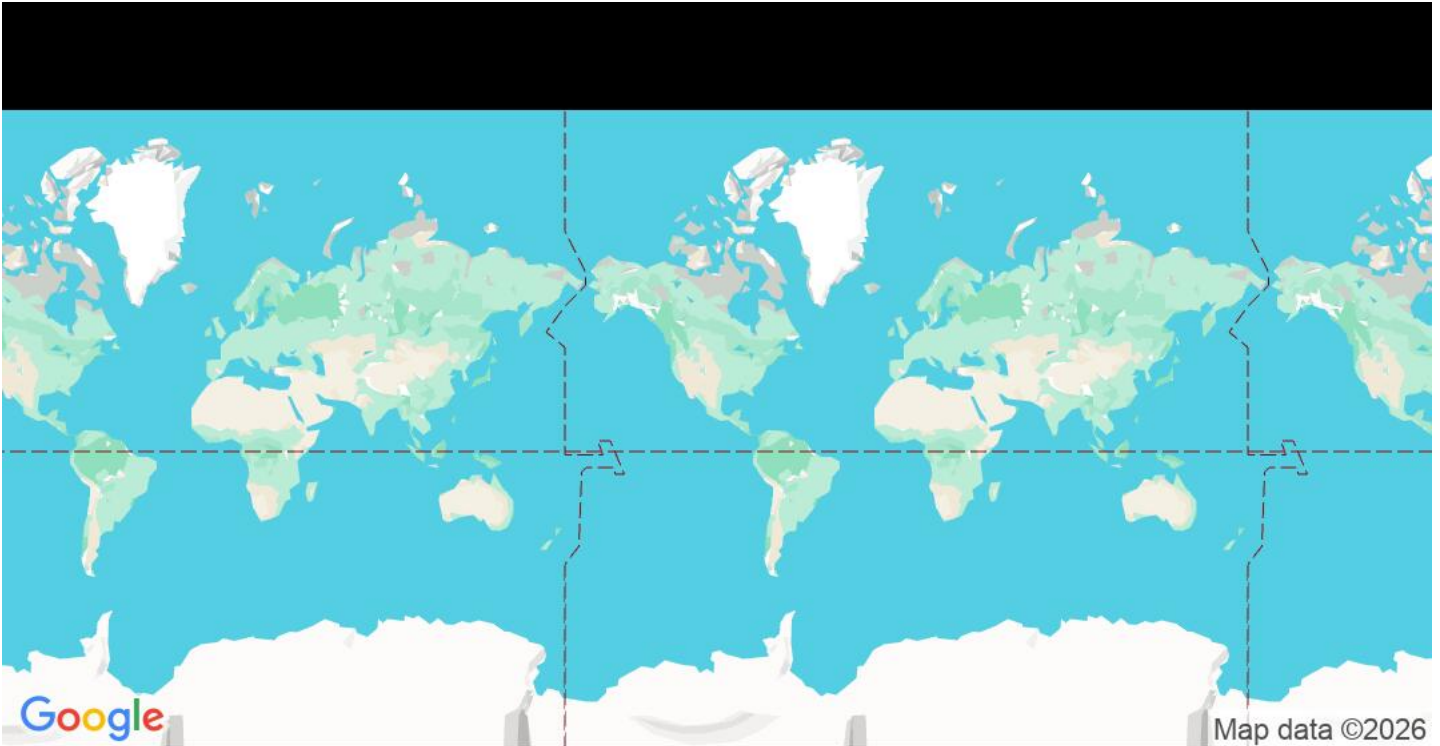
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<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1. 2830 OVERLAND AVENUE	7	4	2,104	11/09/2018		300,000	143		FULL REHAB
2. 4601 MAINFIELD AVENUE	5	4	2,027	3/30/2018		275,000	136		Full Rehab
3. 4905 GRINDON AVENUE	5	3.5	2,534	PENDING		282,500	111		Full Rehab
4. 2900 COLD SPRING LANE	5	3.5	2,064	ACTIVE		259,900	126		Full Rehab
5. 4506 HAMPNET AVENUE	3	2	1,805	06/30/2017		250,000	139		PARTIAL REHAB

Average

Additional Pictures

4500 BLOCK OF HAMPNETT AVENUE PICS



REHAB BUDGET

	Details/Notes	Sq.Ft./Qty	Rate	
Hard Costs				
Soft Costs				
Demo	demo			10,000
Arhitectual fees				
Master Building Permit				
				10,000
Trade permits:				
Plumbing				250
Electrical				250
HVAC				250
				750
Hard Costs:				
Wall Framing	reframe basemnt, dining rm, kitchen, redesign			3,000
Floor Framing	living rm floor level, joist inspection			1,400
Ceiling Framing	bsmnt ceiling cister			2,000
Electrical	re-wiring, new svc line, chng volt 150-200			7,500
Plumbing	update plumb, cpvc			5,500
HVAC	sub contract			9,000
Flooring	carpet, tile, hardwood, bsmnt optional, bsmnt self level			5,000
Sheetrock	sheetrock, greenboard			4,500
Windows	15-new windows,			6,500
Interior Doors	10 prehung doors,			2,200
Trim	interior trim			2,000
Bathroom Vanities	2 full bath, powderoom			2,000
Bathroom Fixtures	2 full bath, powderoom			2,000
Kitchen Cabinets	vary on style and size..			3,500
Labor to Install Kitchen				4,300
Floor Covering 1				
Floor Covering 2				
Floor Covering 3				
Interior Painting				3,000
Light Fixtures	recessed lights			1,500
Other Fixtures	client discretion			1,000
Appliances				4,500
Other Interior				
Exterior Trim				3,000
Exterior Doors	3 exterior, 2 storm drs, 1 bsmnt scrn door			2,800
Porches	front & back			2,500
Siding	pressure wash, replace			2,000
Exterior Painting	front & back porches			2,500
Roof	new roof, inspection cert			6,500
Gutters, Downspouts				3,000

	Details/Notes	Sq.Ft./Qty	Rate	
Fencing				3,500
Landscaping				1,500
Driveway, concrete work	self level, basmnt bath,			2,000
Foundation work				5,000
Brick pointing, replacement	pressure wash front & back			
Other Exterior				
				104,700
Other:				
Contigency				
GC Fee				
Cleanup				
Other: RAY PRICE	WORK TO BE COMPLETED BY: ON THE JOB CONSTRUCTION, LLC			
TOTAL				115,450