

PROJECT SUMMARY

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>	
Purchase Price	38,500.00
Rehab Cost	20,000.00
Total Closing (not inc. Sale) and Holding Costs	1,700.00
Total Financing Costs	-
Projected Cost of Sale	4,495.00
Total Project Cost	60,200.00
Total Amount Financed	-
Total Cash Committed	60,200.00
<u>RESULTS</u>	
Projected Resale Price	89,900.00
Total Project Cost Basis	60,200.00
Lender Split of Profits	
Flip Profit	25,205.00
ROI	41.87%
Annualized ROI	125.61%

PROJECT SUMMARY - HOLD/RENT

<u>PURCHASE/REHAB ASSUMPTIONS</u>	
Purchase Price	38,500.00
Rehab Cost	20,000.00
Total Closing (not inc. Refi) and Holding Costs	1,700.00
Total Financing Costs	-
Total Project Cost	60,200.00
Total Amount Financed	-
Total Cash Committed	60,200.00
<u>NEW LOAN ASSUMPTIONS</u>	
Projected After-Repair Appraisal	89,900.00
New Loan Amount	76,415.00
Closing Costs on New Loan	-
<u>RESULTS</u>	
Cash-Out at Refi	76,415.00
Lender Split of Cash-Out Profit	
Profit at Refi	16,215.00
ROI on Downpayment/Cash Invested (Annualized)	80.81%
Original Investment Tied up in Deal after Refi	-
Equity Left in the Deal after Refi	13,485.00
Monthly Cashflow (Pretax)	313.79
Cash-on-Cash Return (Annual)	infinite

Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

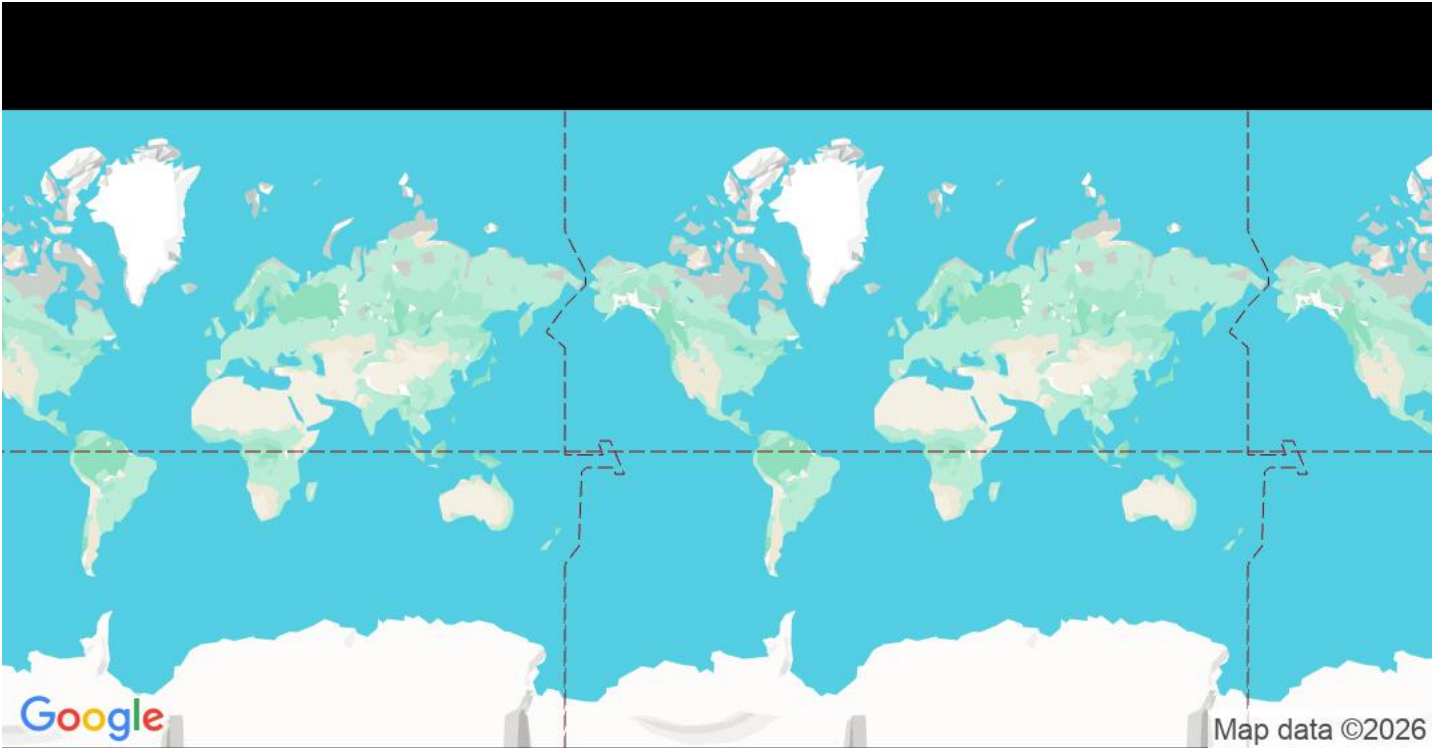
Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total	-

COMPARABLE SALES REPORT

Property Address: **508 15TH COURT NORTHWEST**
 Property City, State, ZIP: **CENTER POINT, ALABAMA 35215**
 Bedrooms: **3** Baths: **2** Sq.Feet: **1550** Built: **1973**
 Notes: GOOD FLIP OR HOLD

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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. 1188 Dogwood Ln Birmingham AL	3	2	1,476	08/22/2017		91,000			FOR RENT AT 950
2. 704 Forest View Trl Center Point AL	3	3	1,550	09/25/2017		90,000			SOLD
3. 408 Wedgeworth Rd Birmingham AL	3	1	1,086	09/12/2017		81,000			RENTED \$900
4. 421 Wedgeworth Rd Birmingham AL	3	1	1,092	03/17/2017		82,900			FOR RENT \$885
5. 532 16th Ave NW Center Point AL	3	2	1,103	09/20/2017		105,000			SOLD
6.						89,900			

Average