PROJECT SUMMARY

PROJECT SUMMARY - FLIP

PURCHASE/REHAB ASSUMPTIONS	
Purchase Price	82,700.00
Rehab Cost	250.00
Total Closing (not inc. Sale) and Holding Costs	1,750.00
Total Financing Costs	-
Projected Cost of Sale	6,230.00
Total Project Cost	84,700.00
Total Amount Financed	-
Total Cash Committed	84,700.00
RESULTS	
Projected Resale Price	124,600.00
Total Project Cost Basis	84,700.00
Lender Split of Profits	
Flip Profit	33,670.00
ROI	39.75%
Annualized ROI	238.51%

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

PROJECT SUMMARY - HOLD/RENT

PURCHASE/REHAB ASSUMPTIONS	
Purchase Price	82,700.00
Rehab Cost	250.00
Total Closing (not inc. Refi) and Holding Costs	800.00
Total Financing Costs	-
Total Project Cost	83,750.00
Total Amount Financed	-
Total Cash Committed	83,750.00
NEW LOAN ASSUMPTIONS	
Projected After-Repair Appraisal	124,600.00
New Loan Amount	80,990.00
Closing Costs on New Loan	-
RESULTS	
Cash-Out at Refi	80,990.00
Lender Split of Cash-Out Profit	
Profit at Refi	-
ROI on Downpayment/Cash Invested (Annualized)	N/A
Original Investment Tied up in Deal after Refi	2,760.00
Equity Left in the Deal after Refi	43,610.00
Monthly Cashflow (Pretax)	352.23
Cash-on-Cash Return (Annual)	153.1%

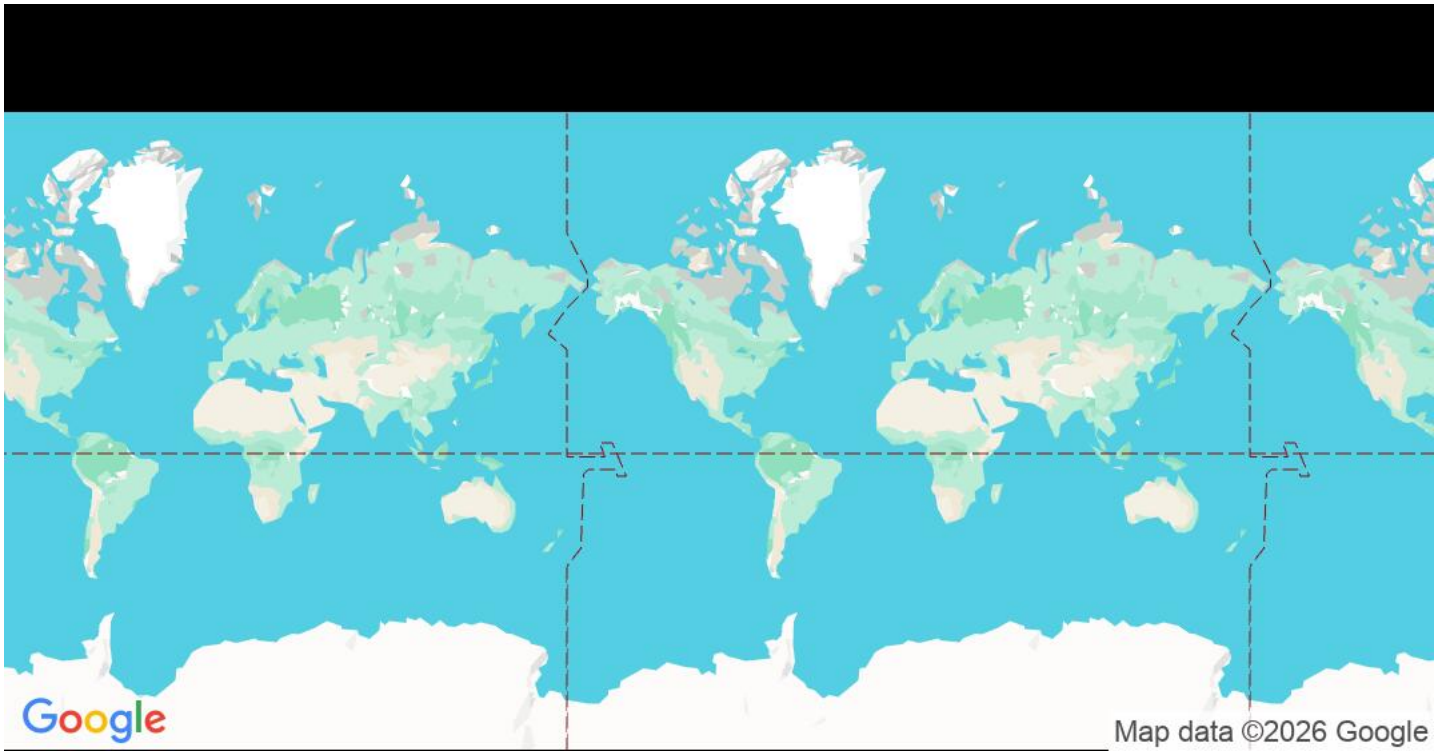
Breakdown of Financing Costs:	
Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total	-

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COMPARABLE SALES REPORT

Property Address: **1201 WHEELER CIRCLE**
Property City, State, ZIP: **BESSEMER, ALABAMA 35022**
Bedrooms: **3** Baths: **2** Sq.Feet: **1176** Built: **2002**
Notes: GREAT FLIP OR HOLD

Presented by:
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5C PROPERTIES LLC
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	Property Address	Beds	Baths	SqFt	Sold	Built	Price	$/SqFt	Dist	Notes
1.	1700 28th Ave N Bessemer AL	3	2	1,299	12/18/2017		92,500			
2.	1834 Brandon Way Bessemer AL	3	2	1,287	05/05/2017		149,000			
3.	1632 Eastern Valley Rd Bessemer AL	3	2	1,467	08/31/2017		142,000			
4.	1846 Brandon Way Bessemer AL	3	2	1,512	01/22/2018		140,000			
5.	109 Eastern Valley Rd Bessemer AL	3	1	1,216	01/18/2018		89,500			
6.	418 Alice St SW Bessemer AL	3	2	1,176	07/20/2017		89,000			
7.	1430 Potter Rd Bessemer AL	3	2	1,363	08/18/2017		92,000			
8.										
9.										
10										
	Average									

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