

PROJECT SUMMARY

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>	
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
<u>RESULTS</u>	
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%

PROJECT SUMMARY - HOLD/RENT

<u>PURCHASE/REHAB ASSUMPTIONS</u>	
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
<u>NEW LOAN ASSUMPTIONS</u>	
Projected After-Repair Appraisal	124,600.00
New Loan Amount	80,990.00
Closing Costs on New Loan	-
<u>RESULTS</u>	
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 Cost of Financing	-

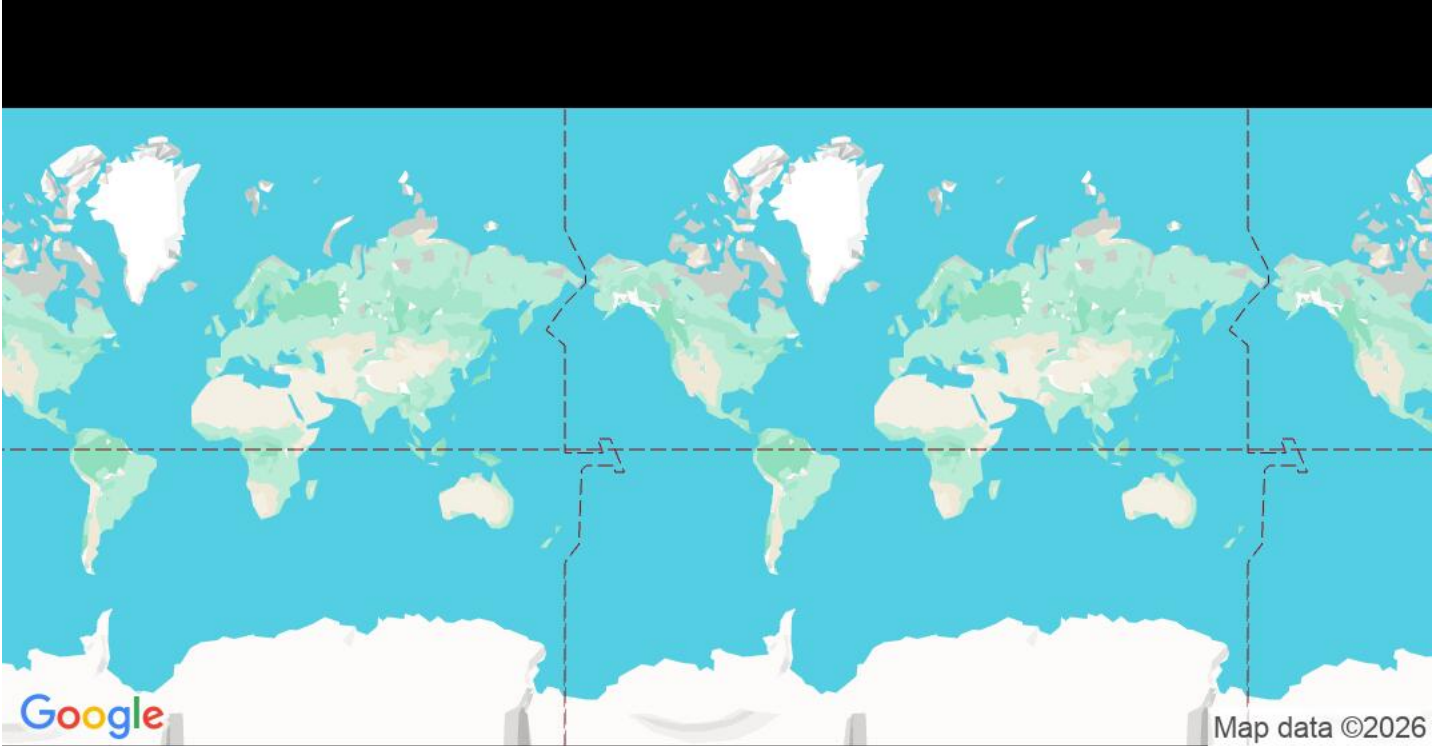
Breakdown of Financing Costs:

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

COMPARABLE SALES REPORT

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

Average