

This Deal is for you!!! Who will be the first?

1000 Block of W. Cross St.

Baltimore, MD 21230



Exclusively Presented By:

Leonora Moore-Bland

No Place To Call Home

9613 Harford Rd

Baltimore

443-467-5104

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www.noplacetocallhome.net

BUYER MARKETING SHEET (FLIP)

Property Address: **1000 Block of W. Cross St.**

Property City, State, ZIP: **Baltimore, MD 21230**

Bedrooms: **3** Baths: **1** Sq.Feet: **1386** Built: **1900**

Notes: Property address provided to serious cash buyers only that provide a company profile and proof of funds

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Project Description: 3 story property located in Washington Village, Baltimore MD
Basement, shell, center unit, brick, One full bath, potential for 3 rooms or more.

Additional Notes: Full Rehab

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	190,000.00	
Purchase Price (Offer Price)	75,000.00	39.47%
Rehab Costs	40,000.00	21.05%
Total Closing and Holding Costs	4,020.00	2.12%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	9,800.00	null
Total Project Cost Basis	119,020.00	62.64%
Total Amount Financed	0.00	
Total Cash Committed	119,020.00	

PROJECTED RESULTS

Projected Resale Price	140,000.00
Total Project Cost Basis	119,020.00
Flip Profit	11,180.00
ROI	9.39%
Annualized ROI	14.09%

Timeline Assumptions

Time to Complete Rehab	6 Months
Time to Complete Sale	2 Months
Total Time	8 Months

CASH FLOW SUMMARY (FLIP)

Washington Village in Baltimore
1000 Block of W. Cross St.
Baltimore, MD 21230

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Month	0	1	2	3	4	5	6	7	8
Purchase	(75,000)								
Purchase Closing Costs	(2,010)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(251)	(251)	(251)	(251)	(251)	(251)	(251)	(251)
Rehab Draws/Expenses	(40,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(117,010)	(251)	(251)	(251)	(251)	(251)	(251)	(251)	(251)
Cumulative Cost Basis	(117,010)	(117,261)	(117,513)	(117,764)	(118,015)	(118,266)	(118,518)	(118,769)	(119,020)
Sale Price									140,000
Selling Costs									(9,800)
Flip Profit to Investor (Pre-Tax)									11,180
Total Cash Committed									119,020
Return on Cash Investment (annualized)									14.09%

CASH FLOW TO LENDER (HOLD)

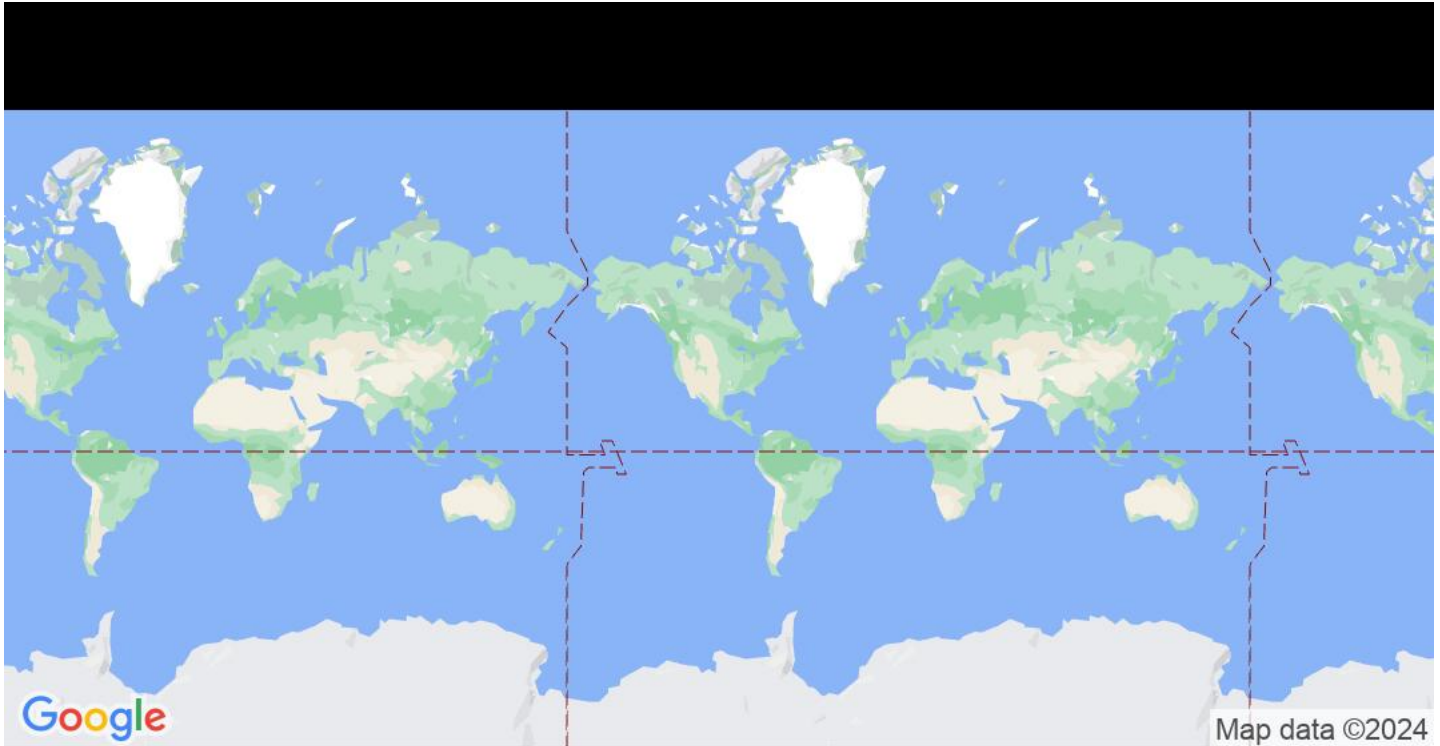
1000 Block of W. Cross St. Baltimore, MD 21230				Leonora Moore-Bland No Place To Call Home 443-467-5104			
Points Offered to Lender:	3.00%	Total Interest Income:	-				
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-				
Total Amount Funded By Lender:		Total:					
Total Loan Amount (inc deferred):							
		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)									
Total Loan Balance									
Payback of the Loan									0
Cashflows Out									
Cashflows In									
Net									

COMPARABLE SALES REPORT

Property Address: **1000 Block of W. Cross St.**
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq.</u> <u>Ft.</u>	<u>Date</u> <u>Sold</u>	<u>Year</u> <u>Built</u>	<u>Sales</u> <u>Price</u>	<u>\$/Sq.</u> <u>Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 1158 Carroll St			1,368			60,000			
2. 1180 Nanticoke St			1,040			180,000			
3. 1141 Carroll St			1,414			176,000			
4. 1127 W. Hamburg St			1,008			140,000			
5. 1164 Cleveland St			1,171			169,000			
6. 1109 W. Cross St.			1,248			209,000			
7. 1135 W. Cross St			1,200			72,000			
8. 1114 W. Cross St			930			110,000			
9. 1113 W. Cross St			1,248			190,000			
10 1130 Scott St			1,272			155,000			

Average