

## **Property on 10th St**

**195 10th st  
troy, ny 12180**



**Single Family property in a hot location. Property needs rehab in flooring, ceiling & appliances. The first level has the potential to add a half bath to add to the large open living room and kitchen. The second level has 1 bath & 3 beds that could be great for college students or a master, guest & study/office area. Great property for investment!**

**Exclusively Presented By:**

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# BUYER MARKETING SHEET (FLIP)

## Property at 10th St

Property Address: **195 10th st**  
 Property City, State, ZIP: **troy, ny 12180**  
 Bedrooms: **3** Baths: **1** Sq.Feet: **1492** Built: **1840**  
Notes:

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**Project Description:** Single Family property in a hot location. Property needs rehab in flooring, ceiling & appliances. The first level has the potential to add a half bath to add to the large open living room and kitchen. The second level has 1 bath & 3 beds that could be great for students

**Additional Notes:** Needs flooring, ceiling renovation, added support to the foundation & updating appliances.

### PURCHASE/REHAB ASSUMPTIONS

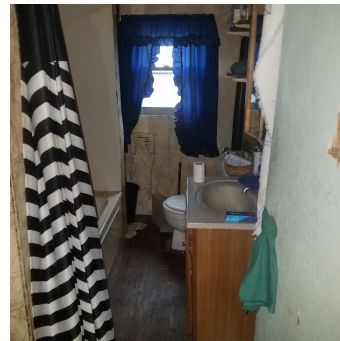
		% of ARV
After-Repair Value (ARV)	115,000.00	
<b>Purchase Price (Offer Price)</b>	<b>35,000.00</b>	<b>30.43%</b>
Rehab Costs	40,000.00	34.78%
Total Closing and Holding Costs	3,500.00	3.04%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	8,050.00	null
<b>Total Project Cost Basis</b>	<b>78,500.00</b>	<b>68.26%</b>
Total Amount Financed	0.00	
Total Cash Committed	78,500.00	

### PROJECTED RESULTS

Projected Resale Price	115,000.00
Total Project Cost Basis	78,500.00
<b>Flip Profit</b>	<b>28,450.00</b>
ROI	36.24%
Annualized ROI	108.73%

### Timeline Assumptions

Time to Complete Rehab	2 Months
Time to Complete Sale	2 Months
Total Time	4 Months



## CASH FLOW SUMMARY (FLIP)

**10th St.  
195 10th st  
troy, ny 12180**

**Cameron Jordan  
Bulletproof Estates  
5713857244**

Month	0	1	2	3	4	5	6	7	8
Purchase	(35,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(500)	(500)	(500)	(500)				
Rehab Draws/Expenses	(40,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(76,500)	(500)	(500)	(500)	(500)				
Cumulative Cost Basis	(76,500)	(77,000)	(77,500)	(78,000)	(78,500)				
Sale Price						115,000			
Selling Costs						(8,050)			
Flip Profit to Investor (Pre-Tax)						28,450			
Total Cash Committed						78,500			
Return on Cash Investment (annualized)						108.73%			

## CASH FLOW TO LENDER (HOLD)

<div>195 10th st troy, ny 12180</div>				<div>Cameron Jordan Bulletproof Estates 5713857244</div>					
Points Offered to Lender:	3.00%			Total Interest Income:	-				
Interest Rate Offered to Lender:	10.00%			Points, Fees:	-				
Total Amount Funded By Lender:	0			Total:	-				
Total Loan Amount (inc deferred):	0			<div>Cash-on-Cash Return (annual): IRR (annualized):</div>					
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									