PROJECT SUMMARY

PROJECT SUMMARY - FLIP

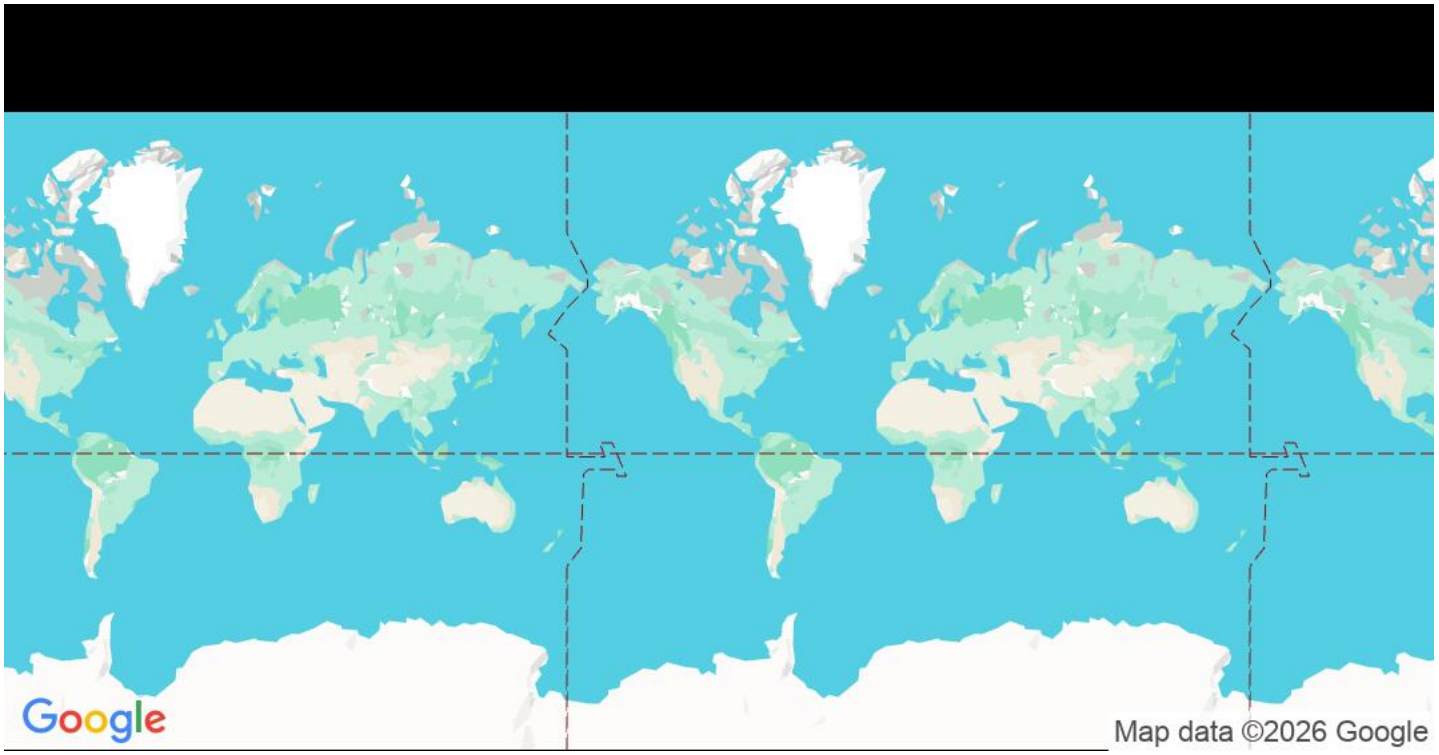
PURCHASE/REHAB ASSUMPTIONS	
Purchase Price	75,000.00
Rehab Cost	25,000.00
Total Closing (not inc. Sale) and Holding Costs	1,400.00
Total Financing Costs	-
Projected Cost of Sale	7,450.00
Total Project Cost	101,400.00
Total Amount Financed	-
Total Cash Committed	101,400.00
RESULTS	
Projected Resale Price	149,000.00
Total Project Cost	101,400.00
Lender Split of Profits	-
Flip Profit	40,150.00
ROI	39.60%
Annualized ROI	237.57%

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

COMPARABLE SALES REPORT

Property Address: **536 20TH CT**
Property City, State, ZIP: **CENTER POINT, ALABAMA 35215**
Bedrooms: **4** Baths: **2** Sq.Feet: **1558** Built: **1972**
Notes: FIRST ONE TO THE DEAL GETS A 5 DAY INSPECTION AND 28 DAYS TO CLOSE!!!

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	Property Address	Beds	Baths	SqFt	Sold	Built	Price	$/SqFt	Dist	Notes
1.	317 GINGER DR CENTER POINT AL	3	2	1,600	3/2/2018		156,574	98		
2.	312 GINGER DR CENTER POINT AL	4	2	1,617	4/3/2018		137,000	85		
3.	1801 NW 4TH ST CENTER POINT AL 35215	3	2	1,295	ACTIVE		144,900	112		
4.	927 Rich Rd BIRMINGHAM AL	3	2	1,608	12/12/2017		173,340	108		
5.	551 Karey Dr CENTER POINT AL	4	3	2,485	07/19/2017		139,900	56		
6.	1814 Reed Rd NE CENTER POINT AL	3	2	1,468	12/12/2017		147,619	101		
7.	1831 Mara Dr CENTER POINT AL	3	2	1,512	12/12/2017		149,855	99		
8.										
9.	COMP AVERAGE						149,884			
10										
	Average									

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