

COME AND GET IT, MAKE A FELS POINT PROPERTY YOUR OWN

2000 Block of Eastern Avenue

Baltimore, MD 21231



Exclusively Presented By:

Leonora Moore-Bland

No Place To Call Home

9613 Harford Rd #103

Baltimore

443-467-5104

reileonora@gmail.com

<http://www.noplacetocallhome.net>

BUYER MARKETING SHEET (FLIP)

Property Address: **2000 Block of Eastern Avenue**

Property City, State, ZIP: **Baltimore, MD 21231**

Bedrooms: **2** Baths: **1** Sq.Feet: **750** Built: **1900**

Notes: Buy & Hold - 25% Finance offer or \$30,000 down @ 8%,
Monthly Rent : \$1,200
or

Presented by:

Leonora Moore-Bland

No Place To Call Home

443-467-5104

reileonora@gmail.com

<http://www.nopacetocallhome.net>

Project Description: Row house located in Fells Point. A prominent, well liked and loved neighborhood in Baltimore City.
Close to downtown's major landmarks, and Fells Point famous landmarks.

Additional Notes: No Major Repairs needed, cosmetic ONLY !!!!!

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	250,000.00	
Purchase Price (Offer Price)	165,000.00	66.00%
Rehab Costs	20,000.00	8.00%
Total Closing and Holding Costs	3,000.00	1.20%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	19,250.00	null
Total Project Cost Basis	188,000.00	75.20%
Total Amount Financed	0.00	
Total Cash Committed	188,000.00	

PROJECTED RESULTS

Projected Resale Price	275,000.00
Total Project Cost Basis	188,000.00
Flip Profit	67,750.00
ROI	36.04%
Annualized ROI	72.07%

Timeline Assumptions

Time to Complete Rehab	3 Months
Time to Complete Sale	3 Months
Total Time	6 Months

CASH FLOW SUMMARY (FLIP)

**2000 Block of Eastern Avenue
Baltimore, MD 21231**

**Leonora Moore-Bland
No Place To Call Home
443-467-5104**

Month	0	1	2	3	4	5	6	7	8
Purchase	(165,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(250)	(250)	(250)	(250)	(250)	(250)		
Rehab Draws/Expenses	(20,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(186,500)	(250)	(250)	(250)	(250)	(250)	(250)		
Cumulative Cost Basis	(186,500)	(186,750)	(187,000)	(187,250)	(187,500)	(187,750)	(188,000)		
Sale Price							275,000		
Selling Costs							(19,250)		
Flip Profit to Investor (Pre-Tax)							67,750		
Total Cash Committed							188,000		
Return on Cash Investment (annualized)							72.07%		

CASH FLOW TO LENDER (HOLD)

[illegible]

COMPARABLE SALES REPORT

Property Address: **2000 Block of Eastern Avenue**

Property City, State, ZIP: **Baltimore, MD 21231**

Bedrooms: **2** Baths: **1** Sq.Feet: **750** Built: **1900**

Notes: Buy & Hold - 25% Finance offer or \$30,000 down @ 8%,
Monthly Rent : \$1,200
or

Presented by:

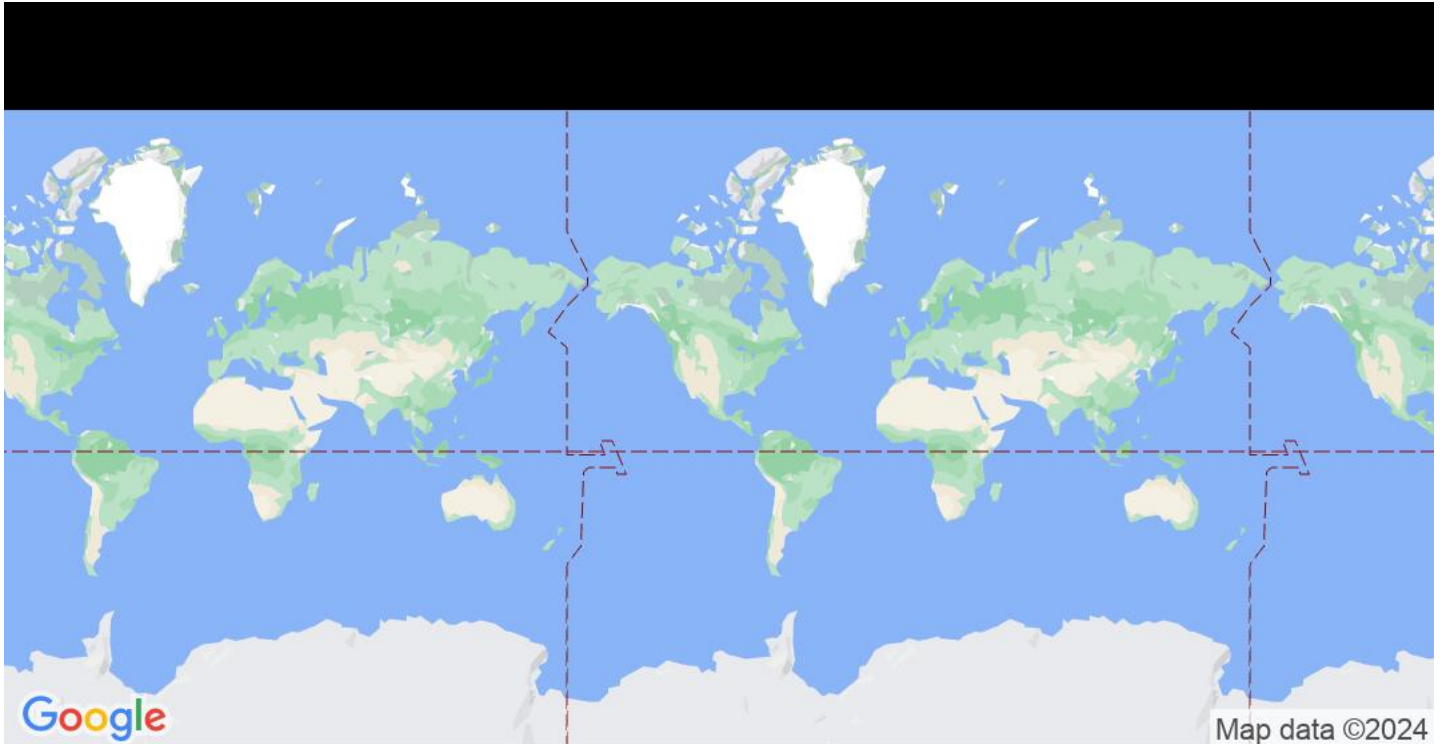
Leonora Moore-Bland

No Place To Call Home

443-467-5104

reileonora@gmail.com

<http://www.noplacetocallhome.net>



<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 2010 Eastern Ave	2	1	1,017			139,750	137		
2. 2429 Eastern Ave	2	1.5	1,000			175,000	175		
3. 231 S. Castle ST.	1	2	682			160,000	235		
4. 123 S. Castle St	2	1	1,100			249,000	226		
5. 318 S. Castle ST	1	1.5	1,008			183,000	182		
6. 237 S. Duncan St	1	1	702			155,000	221		
7. 521 S. Duncan St	2	1.5	720			125,000	174		
8. 309 S. Washington St.	2	1.5	1,056			230,000	218		

Average