COME AND GET IT, MAKE A FELLS 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

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BUYER MARKETING SHEET (FLIP)

| Property Address: 2000 Block of Eastern Avenue | Presented by: |
|--------------------------------------------------------------|----------------------------------|
| Property City, State, ZIP: Baltimore, MD 21231 | Leonora Moore-Bland |
| Bedrooms: 2 Baths: 1 Sq.Feet: 750 Built: 1900 | No Place To Call Home |
| Notes: Buy & Hold - 25% Finance offer or \$30,000 down @ 8%, | 443-467-5104 |
| Monthly Rent : \$1,200 | reileonora@gmail.com |
| or | http://www.noplacetocallhome.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 | | | PROJECTED RESULTS | |
|---------------------------------|------------|----------|--------------------------|------------|
| | | % of ARV | Projected Resale Price | 275,000.00 |
| After-Repair Value (ARV) | 250,000.00 | | Total Project Cost Basis | 188,000.00 |
| Purchase Price (Offer Price) | 165,000.00 | 66.00% | Flip Profit | 67,750.00 |
| Rehab Costs | 20,000.00 | 8.00% | ROI | 36.04% |
| Total Closing and Holding Costs | 3,000.00 | 1.20% | Annualized ROI | 72.07% |
| Total Financing Costs | 0.00 | 0.00% | | |
| Projected Cost of Sale | 19,250.00 | null | Timeline Assumptions | |
| Total Project Cost Basis | 188,000.00 | 75.20% | Time to Complete Rehab | 3 Months |
| Total Amount Financed | 0.00 | | Time to Complete Sale | 3 Months |
| Total Cash Committed | 188,000.00 | | Total Time | 6 Months |

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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)

| 2000 Block of Eastern Avenue Baltimore, MD 21231 | | | | | | 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 | 10.00% Points, Fees: | | | | | | | - | | | |
| Total Amount Funded By Lender: | | 0 | | Total: | | | | | - | | | |
| Total Loan Amount (inc deferred): | | 0 | | Cash-on-Cash Return (annual): | | | | | | | | |
| | | | | IRR (annualized): | | | | | | | | |
| Month | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | | | |
| Purchase | C | | | | | | | | | | | |
| 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 | | | | | | | | | | | | |
| Not | | | | | | | | | | | | |

Net

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

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| Property Address: | <u>Beds</u> | <u>Baths</u> | <u>Sq.</u> <u>Ft.</u> | <u>Date</u> Sold | <u>Year</u> Built | <u>Sales</u> Price | <u>\$/Sq.</u> <u>Ft.</u> | <u>Dist</u> | Notes |
|--------------------------|-------------|--------------|--------------------------|---------------------|----------------------|-----------------------|-----------------------------|-------------|-------|
| 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