

Large Home with Lots of space- 3021 Sq Ft- HIGH EQUITY!

4401 Shattalon Dr

Winston Salem, NC 27106



This is a single family home that contains 3,021 sq ft. It contains 4 bedrooms and 2 bathrooms. Large Livingroom. Fireplace, carpet and hardwood floors. On almost a half acre. Over 300 sq. ft of garage space!

Exclusively Presented By:

Tone' Muhammad

Amran Property Investments, LLC

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Local Off-Market Winston Salem Investment Property Deals With High Equity!

BUYER MARKETING SHEET (FLIP)

Great Investment! This One Will Not Last!

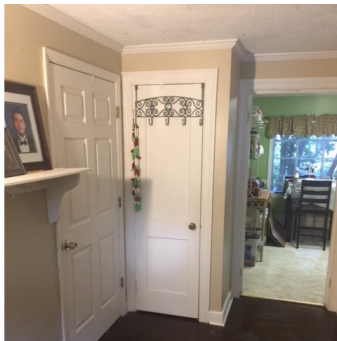
Property Address: **4401 Shattalon Dr**
 Property City, State, ZIP: **Winston Salem, NC 27106**
 Bedrooms: **4** Baths: **2** Sq.Feet: **3021** Built: **1950**
Notes: Almost 500 sq. ft of attic space! Hardwood floors are always a plus.

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Project Description: A lot of work has been done here. Many updates (flooring, attic, bathrooms, garage)

Additional Notes: Just a few minor hiccups. A little inside painting and other cosmetic patch-ups and you are good to go.

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
After-Repair Value (ARV)	220,500.00	% of ARV	Projected Resale Price	205,900.00
Purchase Price (Offer Price)	139,500.00	63.27%	Total Project Cost Basis	159,050.00
Rehab Costs	17,500.00	7.94%	Flip Profit	32,437.00
Total Closing and Holding Costs	2,050.00	0.93%	ROI	20.39%
Total Financing Costs	0.00	0.00%	Annualized ROI	48.95%
Projected Cost of Sale	14,413.00	null	<u>Timeline Assumptions</u>	
Total Project Cost Basis	159,050.00	72.13%	Time to Complete Rehab	3 Months
Total Amount Financed	0.00		Time to Complete Sale	2 Months
Total Cash Committed	159,050.00		Total Time	5 Months



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CASH FLOW SUMMARY (FLIP)

GREAT WINSTON SALEM LOCATION!
4401 Shattalon Dr
Winston Salem, NC 27106

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Month	0	1	2	3	4	5	6	7	8
Purchase	(139,500)								
Purchase Closing Costs	(1,200)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(170)	(170)	(170)	(170)	(170)			
Rehab Draws/Expenses	(17,500)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(158,200)	(170)	(170)	(170)	(170)	(170)			
Cumulative Cost Basis	(158,200)	(158,370)	(158,540)	(158,710)	(158,880)	(159,050)			
Sale Price						205,900			
Selling Costs						(14,413)			
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)						32,437			
Total Cash Committed						159,050			
Return on Cash Investment (annualized)						48.95%			

CASH FLOW TO LENDER (HOLD)

4401 Shattalon Dr Winston Salem, NC 27106	Tone' Muhammad Amran Property Investments, LLC 336-397-4937
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Points Offered to Lender: 3.00%
 Interest Rate Offered to Lender: 10.00%

Total Amount Funded By Lender: 0
 Total Loan Amount (inc deferred): 0

Total Interest Income: -
 Points, Fees: -

Total: -

Cash-on-Cash Return (annual):
IRR (annualized):

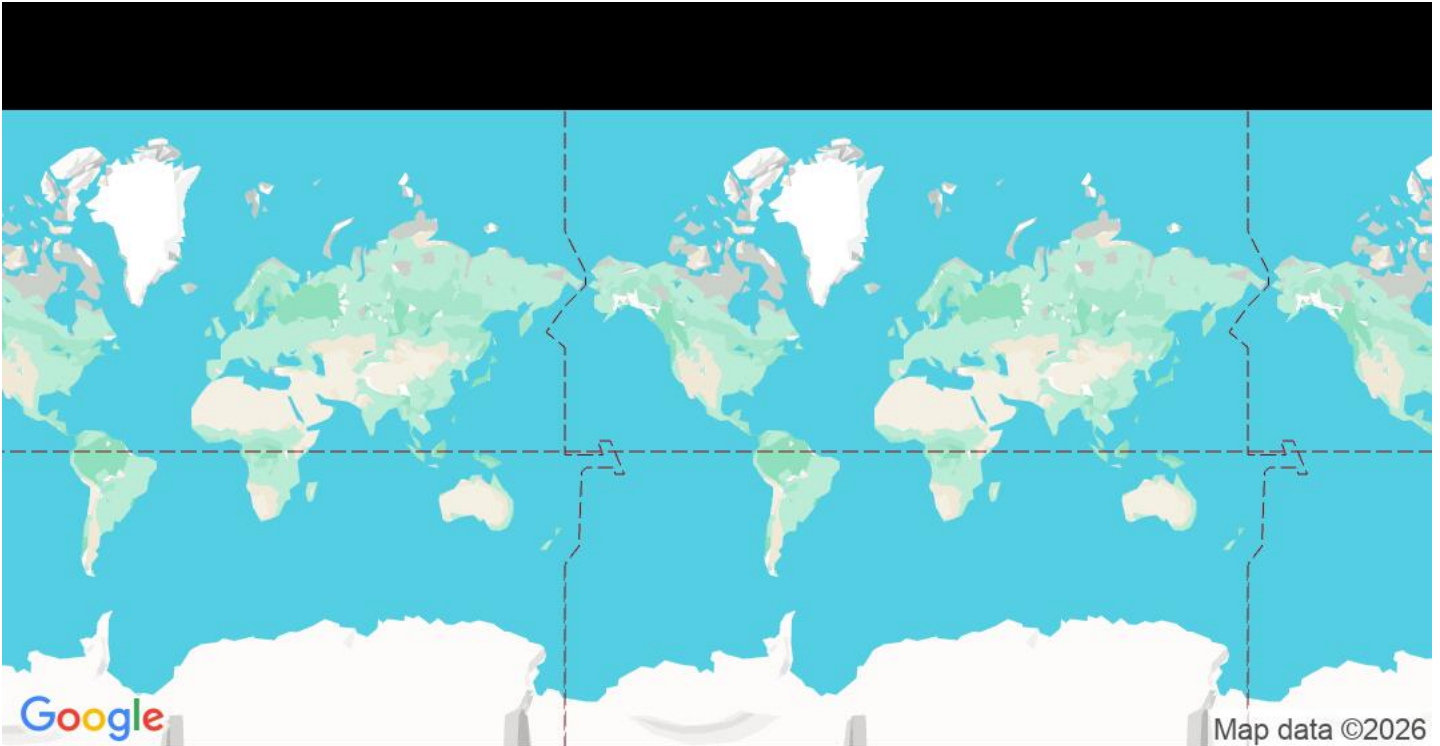
Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan							0		
Cashflows Out									
Cashflows In									
Net									

COMPARABLE SALES REPORT

Property Address: **4401 Shattalon Dr**
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Notes: Growing community. New homes being built a block away will most certainly boost the value!



<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1. 4116 Benton Creek Dr WINSTON SALEM NC	3	2	2,323	04/17/2018		235,000	101		
2. 4616 Bay Creek Dr WINSTON SALEM NC	3	2	2,795	07/27/2017		212,000	76		
3. 4112 Benton Creek Dr WINSTON SALEM NC	3	2	2,136	10/30/2017		212,000	99		
4. 4080 Tolley Ridge Ln WINSTON SALEM NC	3	3	2,174	09/13/2017		210,000	97		
5. 4712 Tolley Creek Dr WINSTON SALEM NC	3	2	2,567	03/26/2018		215,000	84		
6. 4621 Bay Creek Dr WINSTON SALEM NC	3	2	2,691	08/31/2017		212,000	79		
7. 3960 Clarendon Ave WINSTON SALEM NC	3	3	2,154	06/28/2018		215,000	100		
8. 3956 Velinda Dr WINSTON SALEM NC	3	2	1,800	05/15/2018		205,000	114		

Average

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