

PROJECT SUMMARY

PROJECT SUMMARY - HOLD/RENT

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	50,000.00	A
Rehab Cost	50,000.00	B
Total Closing and Holding Costs	3,000.00	C
Total Financing Costs	-	D
Total Project Cost	103,000.00	(A+B+C+D) =
Total Amount Financed	-	E
Total Cash Committed	103,000.00	F
Projected After-Repair Appraisal	172,619.00	G
Loan at Completion of Project	-	H
<u>RESULTS</u>		
Original Investment Tied up in Deal	103,000.00	N=F-J
Sweat Equity at End of Rehab	69,619.00	O=G-H or = G-N
Monthly Cashflow (Pretax)	957.00	P
Cash-on-Cash Return (Annual)	11.1%	Q=P/N

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

BUYER MARKETING SHEET (FLIP)

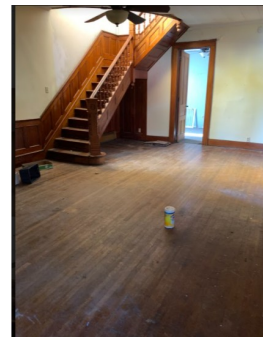
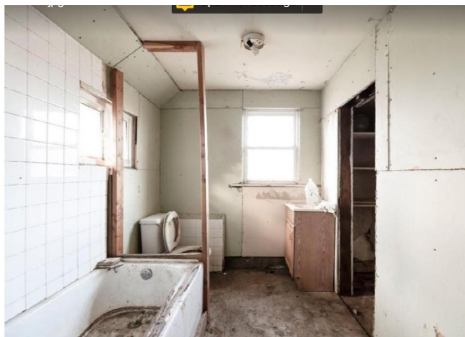


Property Address: 7.. E Hilton St Property City, State, ZIP: Philadelphia, PA 19134 Bedrooms: 3 Baths: 1 Sq.Feet: 1127 Built: Notes:	Presented by: Mamadou Keita MSK EMPIRE 6172137649 mkeita@mskempire.net www.keitabuysouses.com
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Project Description: Needs a full remodel. Luxury Apartment Developers are already eyeing Hilton St in Harrowgate! Get in now before they build and hold it for the land value or remodel it and take advantage of the hot market for rentals as young artists move into this neighborhood754.

Additional Notes:

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
After-Repair Value (ARV)	172,619.00	% of ARV	Projected Resale Price	172,619.00
Purchase Price (Offer Price)	50,000.00	28.97%	Total Project Cost Basis	103,000.00
Rehab Costs	50,000.00	28.97%	Flip Profit	57,535.67
Total Closing and Holding Costs	3,000.00	1.74%	ROI	55.86%
Total Financing Costs	0.00	0.00%	Annualized ROI	167.58%
Projected Cost of Sale	12,083.33	null	<u>Timeline Assumptions</u>	
Total Project Cost Basis	103,000.00	59.67%	Time to Complete Rehab	2 Months
Total Amount Financed	0.00		Time to Complete Sale	2 Months
Total Cash Committed	103,000.00		Total Time	4 Months



BUYER MARKETING SHEET (HOLD)

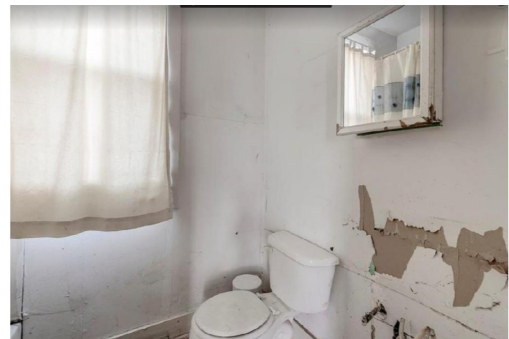


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Project Description:

PURCHASE/REHAB ASSUMPTIONS	% of ARV	
After-Repair Value (ARV)	172,619.00	
Purchase Price (Offer Price)	50,000.00	29%
Rehab Costs	50,000.00	29%
Total Closing and Holding Costs	3,000.00	2%
Total Financing Costs	-	0%
Total Project Cost Basis	103,000.00	60%
Total Amount Financed	-	
Total Cash Committed	103,000.00	

PROJECTED RESULTS			
Projected Monthly Rent (net of vacancy)	1,140.00		
Projected Monthly Expenses	183.00		
Projected Monthly Net Operating Income	957.00		
Cap Rate Based on Cost Basis	11.1%	Sweat Equity at End of Rehab	69,619.00
Cap Rate Based on ARV	6.7%	Monthly Cash Flow (before-tax)	957.00
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	11.1%
Assumed Time to Lease Up	2 Months		
Total Time between Acquisition and Lease-up	4 Months		



CASH FLOW TO LENDER (HOLD)

7.. E Hilton St Philadelphia, PA 19134	Mamadou Keita MSK EMPIRE 6172137649
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Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
Total Amount Funded By Lender:		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	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									

null

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Lump Sum Budget: