

4021 E Barwick Drive Cave Creek, AZ 85331

Tatum Ranch Beauty! Diamond in The Desert

4021 E Barwick Dr Cave Creek, AZ

Cave Creek, AZ 85331



HOT BELOW MARKET DEAL! This property is located on one of the rare view lots in desirable Tatum Ranch. EXCELLENT condition/TurnKey/Granite counter tops/stainless steel appliances/Custom paint/Beautiful Pebbletec pool/Top fake grass/\$40K into landscaping/ WILL go FAST! Entertaining CASH offers NOW! Occupied, PLEASE Do Not Disturb Tenants

Exclusively Presented By:

KAM

The Makela Group

1935 W Bonanza In

Phoenix , AZ 85085

602-812-6797

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BUYER MARKETING SHEET (FLIP)

BELOW MARKET HOME in Tatum Ranch Hidden Beauty!

Property Address: **4021 E Barwick Dr Cave Creek, AZ**
 Property City, State, ZIP: **Cave Creek, AZ 85331**
 Bedrooms: **3** Baths: **3** Sq.Feet: **1419** Built: **1998**
Notes: Turn Key/Custom pebbleTec Pool/\$40K in Landscaping
 alone. Granite CounterTops/Move in Ready/Rent
 Ready/Backs to Reserve

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Project Description:

Additional Notes:

<u>PURCHASE/REHAB ASSUMPTIONS</u>			<u>PROJECTED RESULTS</u>	
After-Repair Value (ARV)	395,000.00	% of ARV	Projected Resale Price	395,000.00
Purchase Price (Offer Price)	330,000.00	83.54%	Total Project Cost Basis	331,800.00
Rehab Costs	0.00	0.00%	Flip Profit	63,200.00
Total Closing and Holding Costs	1,800.00	0.46%	ROI	19.05%
Total Financing Costs	0.00	0.00%	Annualized ROI	228.57%
Projected Cost of Sale	0.00	null	<u>Timeline Assumptions</u>	
Total Project Cost Basis	331,800.00	84.00%	Time to Complete Rehab	0 Months
Total Amount Financed	0.00		Time to Complete Sale	1 Month
Total Cash Committed	331,800.00		Total Time	1 Month



CASH FLOW SUMMARY (FLIP)

TATUM RANCH BEAUTY!
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Month	0	1	2	3	4	5	6	7	8
Purchase	(330,000)								
Purchase Closing Costs	(1,800)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses									
Interest (Paid or Accrued)									
Total Cash Spent in Period	(331,800)	0							
Cumulative Cost Basis	(331,800)	(331,800)							
Sale Price		395,000							
Selling Costs		(0)							
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)		63,200							
Total Cash Committed		331,800							
Return on Cash Investment (annualized)		228.57%							

CASH FLOW TO LENDER (HOLD)

**4021 E Barwick Dr Cave Creek, AZ
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Interest Rate Offered to Lender: 10.00%

Total Interest Income: -

Total Amount Funded By Lender: 0

Total: -

Cash-on-Cash Return (annual):

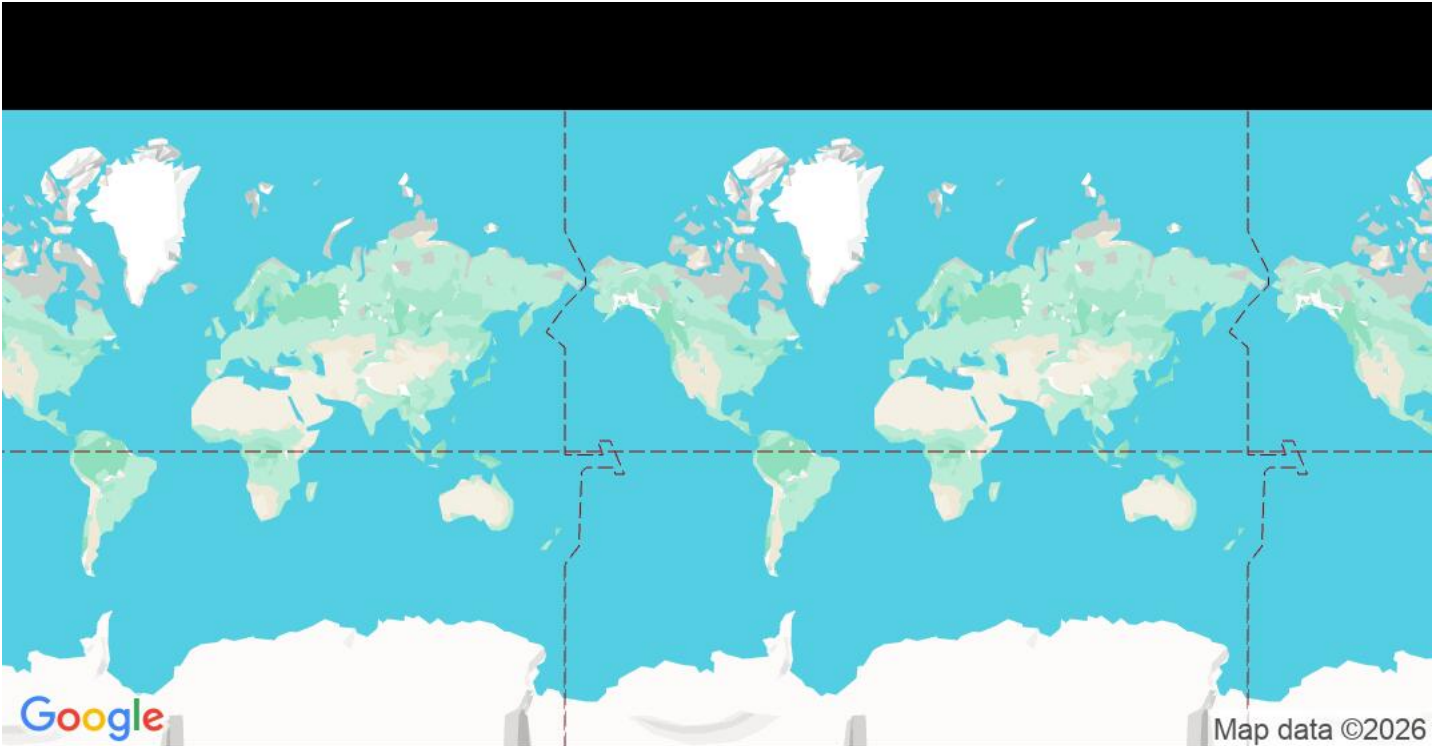
IRR (annualized):

Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
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: **4021 E Barwick Dr Cave Creek, AZ**
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 Bedrooms: **3** Baths: **3** Sq.Feet: **1419** Built: **1998**
Notes: HOT DEAL! This property is located on one of the rare view
 lots in desirable Tatum Ranch. Turn Key Rental or Flip!

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<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. 4043 E Cascalote Dr Cave Creek AZ	0	3	1,706	04/23/2020		395,000	232	0.11	
2. 31030 N 41st St Cave Creek AZ	0	3	1,345	11/16/2020		365,000	271	0.62	
3. 4228 E Rancho Caliente Dr Cave Creek AZ	0	3	1,588	11/17/2020		350,000	220	0.63	
4. 4267 E Montgomery Rd Cave Creek AZ	0	3	1,706	10/15/2020		420,000	246	0.50	
5. 29841 N 41st Pl Cave Creek AZ	0	3	1,419	07/15/2020		300,000	211	0.13	
6. 4130 E Hallihan Dr Cave Creek AZ	3	3	1,419	07/27/2020		328,000	231	0.14	
7. 30647 N 42nd Pl Cave Creek AZ	0	3	1,706	09/08/2020		414,900	243	0.52	
8. 31030 N 41st St Cave Creek AZ	0	3	1,345	11/16/2020		365,000	271	0.62	
9. 4720 E Casey Ln Cave Creek AZ	0	3	1,454	11/30/2020		355,000	244	0.73	
10. 4715 E Casey Ln Cave Creek AZ	0	3	1,454	10/08/2020		350,000	241	0.74	
Average						364,290	241		