

**1208 Columbia Ave
Pleasantville, NJ 08232**



Exclusively Presented By:

Casa Investor

5 Gravel Bend Rd

Egg Harbor Twp, NJ 08234

(609) 470-7769

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www.casainvestor.net

BUYER MARKETING SHEET (FLIP)

Property Address: 1208 Columbia Ave Property City, State, ZIP: Pleasantville, NJ 08232 Bedrooms: 0 Baths: 0 Sq.Feet: 900 Built: 1920 Notes:	Presented by: Casa Investor (609) 470-7769 sinclair.jose1@gmail.com www.casainvestor.net

Project Description:

Additional Notes:

<u>PURCHASE/REHAB ASSUMPTIONS</u>			<u>PROJECTED RESULTS</u>	
After-Repair Value (ARV)	225,000.00	% of ARV	Projected Resale Price	225,000.00
Purchase Price (Offer Price)	135,000.00	60.00%	Total Project Cost Basis	148,500.00
Rehab Costs	0.00	0.00%	Flip Profit	76,500.00
Total Closing and Holding Costs	4,500.00	2.00%	ROI	54.84%
Total Financing Costs	0.00	0.00%	Annualized ROI	164.52%
Projected Cost of Sale	9,000.00	4.00%	<u>Timeline Assumptions</u>	
Total Project Cost Basis	148,500.00	66.00%	Time to Complete Rehab	2 Months
Total Amount Financed	0.00		Time to Complete Sale	2 Months
Total Cash Committed	139,500.00		Total Time	4 Months

CASH FLOW SUMMARY (FLIP)

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Month	0	1	2	3	4	5	6	7	8
Purchase	(135,000)								
Purchase Closing Costs	(2,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(500)	(500)	(500)	(500)				
Rehab Draws/Expenses									
Interest (Paid or Accrued)									
Total Cash Spent in Period	(137,500)	(500)	(500)	(500)	(500)				
Cumulative Cost Basis	(137,500)	(138,000)	(138,500)	(139,000)	(139,500)				
Sale Price					225,000				
Selling Costs					(9,000)				
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)					76,500				
Total Cash Committed					139,500				
Return on Cash Investment (annualized)					164.52%				

CASH FLOW TO LENDER (HOLD)

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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									

COMPARABLE SALES REPORT

Property Address: **1208 Columbia Ave**
 Property City, State, ZIP: **Pleasantville, NJ 08232**
 Bedrooms: **0** Baths: **0** Sq.Feet: **900** Built: **1920**
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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.									
Average						0	0		