

5315 Old Stage Rd Raleigh, NC 27603

Investors! Amazing Flip or Rental

**5315 Old Stage Rd
Raleigh, NC 27603**



**3 bd / 2 bath. Investors Rehabbers, Fix & Flippers, Handyman & Landlords!
This is an explosive discounted OFF-Market, HUGE Equity Grab with Amazing
ROI.**

**New roof, new electric, new HVAC, new plumbing, prepped for paint, trees
were removed. Basement waterproof.**

Exclusively Presented By:

Dispositions Dept.

HometownBuyersClub, LLC.

601 E. Main Street

Haines City

800-501-3523 Ext# 0

offers@hometownbuyersclub.com

<https://www.HometownBuyersClub.com>



HometownBuyersClub

Cash Offers in 6 minutes

<https://HometownBuyersClub.com>

5315 Old Stage Rd Raleigh, NC 27603

A quick FLIP Dream!!!

Property Address: **5315 Old Stage Rd**

Property City, State, ZIP: **Raleigh, NC 27603**

Bedrooms: **3** Baths: **2** Sq.Feet: **1000** Built: **1955**

Notes: Call us for lock box code @ 800-501-3523 Ext# 0.

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Project Description: A quick FLIP Dream!!!

Additional Notes: 3 bd / 2 bath. Investors Rehabbers, Fix & Flippers, Handyman & Landlords! This is an explosive discounted OFF-Market, HUGE Equity Grab with Amazing ROI.

New roof, new electric, new HVAC, new plumbing, prepped for paint, trees were removed.

PURCHASE/REHAB ASSUMPTIONS

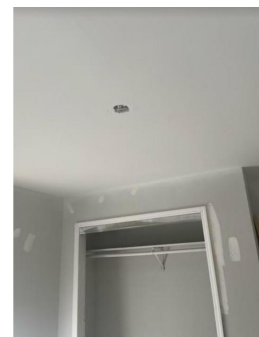
		% of ARV
After-Repair Value (ARV)	275,000.00	
Purchase Price (Offer Price)	170,500.00	62.00%
Rehab Costs	0.00	0.00%
Total Closing and Holding Costs	1,000.00	0.36%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	19,250.00	7.00%
Total Project Cost Basis	190,750.00	69.36%
Total Amount Financed	0.00	
Total Cash Committed	171,500.00	

PROJECTED RESULTS

Projected Resale Price	275,000.00
Total Project Cost Basis	190,750.00
Flip Profit	84,250.00
ROI	49.13%
Annualized ROI	294.75%

Timeline Assumptions

Time to Complete Rehab	1 Month
Time to Complete Sale	1 Month
Total Time	2 Months



Cash Flow Summary

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Month	0	1	2	3	4	5	6	7	8
Purchase	(170,500)								
Purchase Closing Costs	(1,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses									
Interest (Paid or Accrued)									
Total Cash Spent in Period	(171,500)	0	0						
Cumulative Cost Basis	(171,500)	(171,500)	(171,500)						
Sale Price			275,000						
Selling Costs			(19,250)						
Flip Profit to Investor (Pre-Tax)			84,250						
Total Cash Committed			171,500						
Return on Cash Investment (annualized)			294.75%						

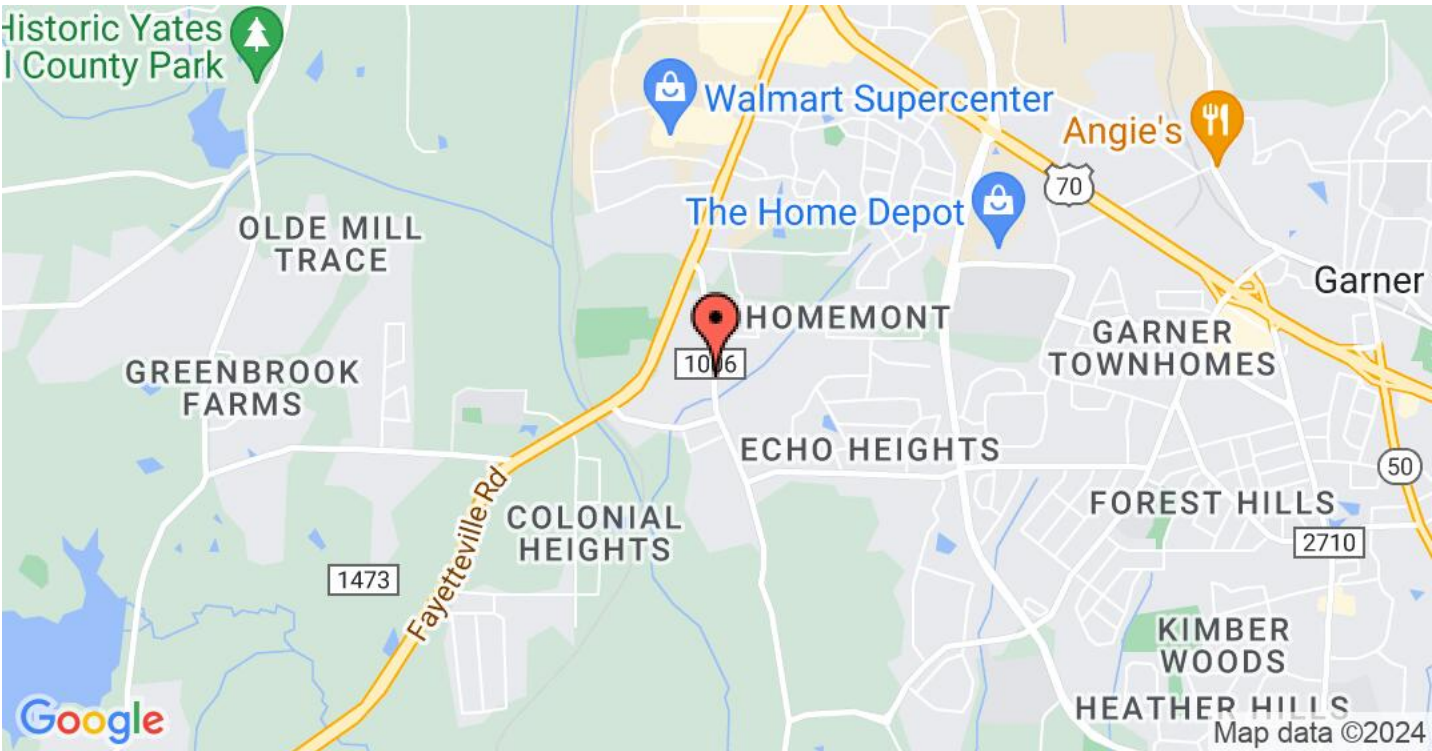
CASH FLOW TO LENDER (HOLD)

5315 Old Stage Rd Raleigh, NC 27603				Dispositions Dept. HometownBuyersClub, LLC. 800-501-3523 Ext# 0						
Points Offered to Lender:	3.00%			Total Interest Income:						-
Interest Rate Offered to Lender:	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	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: **5315 Old Stage Rd**
Property City, State, ZIP: **Raleigh, NC 27603**
Bedrooms: **3** Baths: **2** Sq.Feet: **1000** Built: **1955**
Notes: Investors, Rehabbers, Fix & Flippers, Handyman & Landlords!
See below and calculate your numbers!

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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1.									
Average						0	0		