

**The Lexington**  
**511 Woodlawn Dr**  
**Lexington, NC 27292-4759**



**Beautiful brick home in popular Country Club sites! NEW 2017 ROOF, NEW PRIVACY FENCE. Don't miss this meticulously maintained home. BEAUTIFUL UPGRADES THROUGHOUT! Home offers custom gazebo and fire pit perfect for entertaining. Walk through the covered breezeway to make your way to the hang out space in the back shed that measures 24X12.**

**Exclusively Presented By:**

**Andre Little**

**Capital Group Private Investor Mortgage Funding, LLC**

**7208 W Sand Lake Road, Suite 305**

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# PROJECT SUMMARY

## PROJECT SUMMARY - FLIP

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>		
Purchase Price	200,000.00	A
Rehab Cost	5,000.00	B
Total Closing (not inc. Sale) and Holding Costs	10,000.00	C
Total Financing Costs	-	D
Projected Cost of Sale	16,740.00	E
Total Project Cost	231,740.00	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	215,000.00	G
<b><u>RESULTS</u></b>		
Projected Resale Price	279,000.00	H
Total Project Cost	231,740.00	I
Lender Split of Profits	-	J
Flip Profit	47,260.00	K=H-I-J
ROI	21.98%	K/G
Annualized ROI	65.94%	

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

# BUYER MARKETING SHEET (FLIP)

## The Lexington

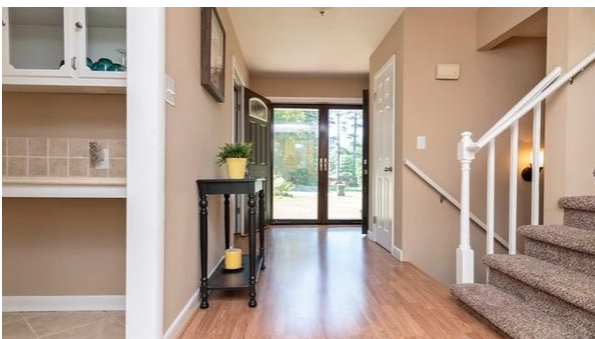
Property Address: **511 Woodlawn Dr**  
 Property City, State, ZIP: **Lexington, NC 27292-4759**  
 Bedrooms: **3** Baths: **3** Sq.Feet: **2676** Built: **1971**  
Notes: Beautiful brick home in popular Country Club sites! NEW 2017 ROOF, NEW PRIVACY FENCE.

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**Additional Notes:**

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
		% of ARV		
After-Repair Value (ARV)	279,000.00		Projected Resale Price	279,000.00
<b>Purchase Price (Offer Price)</b>	<b>200,000.00</b>	<b>71.68%</b>	Total Project Cost Basis	231,740.00
Rehab Costs	5,000.00	1.79%	<b>Flip Profit</b>	<b>47,260.00</b>
Total Closing and Holding Costs	10,000.00	3.58%	ROI	21.98%
Total Financing Costs	0.00	0.00%	Annualized ROI	65.94%
Projected Cost of Sale	16,740.00	6.00%	<u>Timeline Assumptions</u>	
<b>Total Project Cost Basis</b>	<b>231,740.00</b>	<b>83.06%</b>	Time to Complete Rehab	2 Months
Total Amount Financed	0.00		Time to Complete Sale	2 Months
Total Cash Committed	215,000.00		Total Time	4 Months



## CASH FLOW SUMMARY (FLIP)

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Month	0	1	2	3	4	5	6	7	8
Purchase	(200,000)								
Purchase Closing Costs	(8,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses		(2,500)	(2,500)						
Interest (Paid or Accrued)									
Total Cash Spent in Period	(208,500)	(2,875)	(2,875)	(375)	(375)				
Cumulative Cost Basis	(208,500)	(211,375)	(214,250)	(214,625)	(215,000)				
Sale Price					279,000				
Selling Costs					(16,740)				
Flip Profit to Investor (Pre-Tax)					47,260				
Total Cash Committed					215,000				
Return on Cash Investment (annualized)					65.94%				

## CASH FLOW TO LENDER (HOLD)

<b>511 Woodlawn Dr Lexington, NC 27292-4759</b>	<b>Andre Little Capital Group Private Investor Mortgage (888) 588-2254 x457</b>
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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:	 0	<hr/> Total:	<hr/> -
Total Loan Amount (inc deferred):	0		

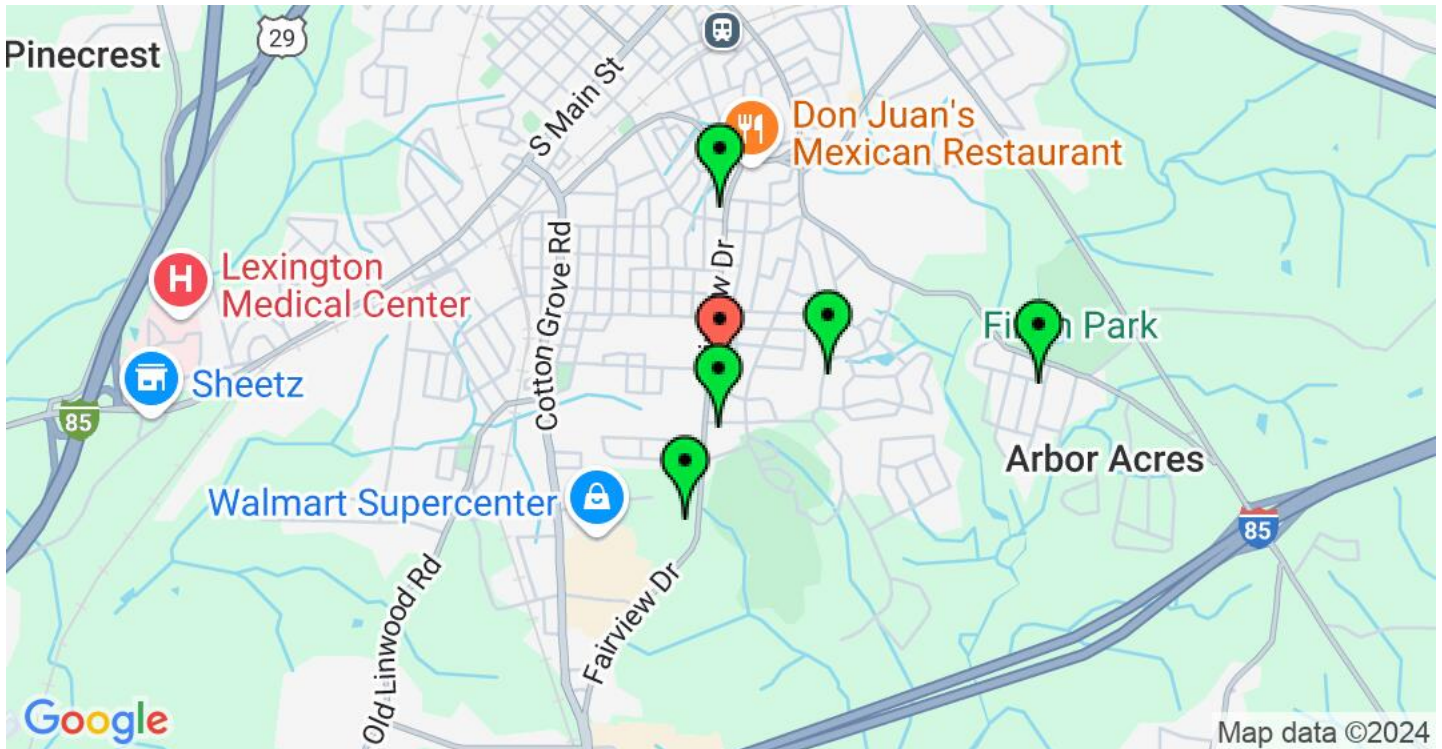
Cash-on-Cash Return (annual):
IRR (annualized):

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)									
<hr/> Total Loan Balance									
<hr/> Payback of the Loan						0			
 Cashflows Out									
Cashflows In									
<hr/> Net									

# COMPARABLE SALES REPORT

Property Address: **511 Woodlawn Dr**  
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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. 103 Country Club Drive, Lex	3	3	2,853	10/26/202		296,000	104	0.18	
2. 404 Fairview Drive	3	1	2,111	2/28/2023		247,500	117	0.62	
3. 1130 Fairview Dr, Lexington, NC 27292	3	3	3,245	12/9/2022		500,000	154	0.52	
4. 315 Lakewood	3	2	1,900	-		290,000	153	0.39	Pending Sale
5. 102 Eastd	3	2	2,300	1/19/2023		245,000	107	1.15	just Outside 1 mile, No Garage Only Carport
<b>Average</b>						<b>315,700</b>	<b>127</b>		

# Additional Pictures

## The Lexington



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## The Lexington

Lump Sum Budget:



null

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**Lump Sum Budget:**

5000.00