

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

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(888) 588-2254 x457

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PROJECT SUMMARY

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
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
<u>RESULTS</u>		
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%	

<u>Breakdown of Financing Costs:</u>	
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
Purchase Price (Offer Price)	200,000.00	71.68%	Total Project Cost Basis	231,740.00
Rehab Costs	5,000.00	1.79%	Flip Profit	47,260.00
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>	
Total Project Cost Basis	231,740.00	83.06%	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)			
Profit Split to Lender									
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)

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Points Offered to Lender: 3.00%
 Interest Rate Offered to Lender: 10.00%

Total Amount Funded By Lender: 0
 Total Loan Amount (inc deferred): 0

Total Interest Income: -
 Points, Fees: -

Total: -

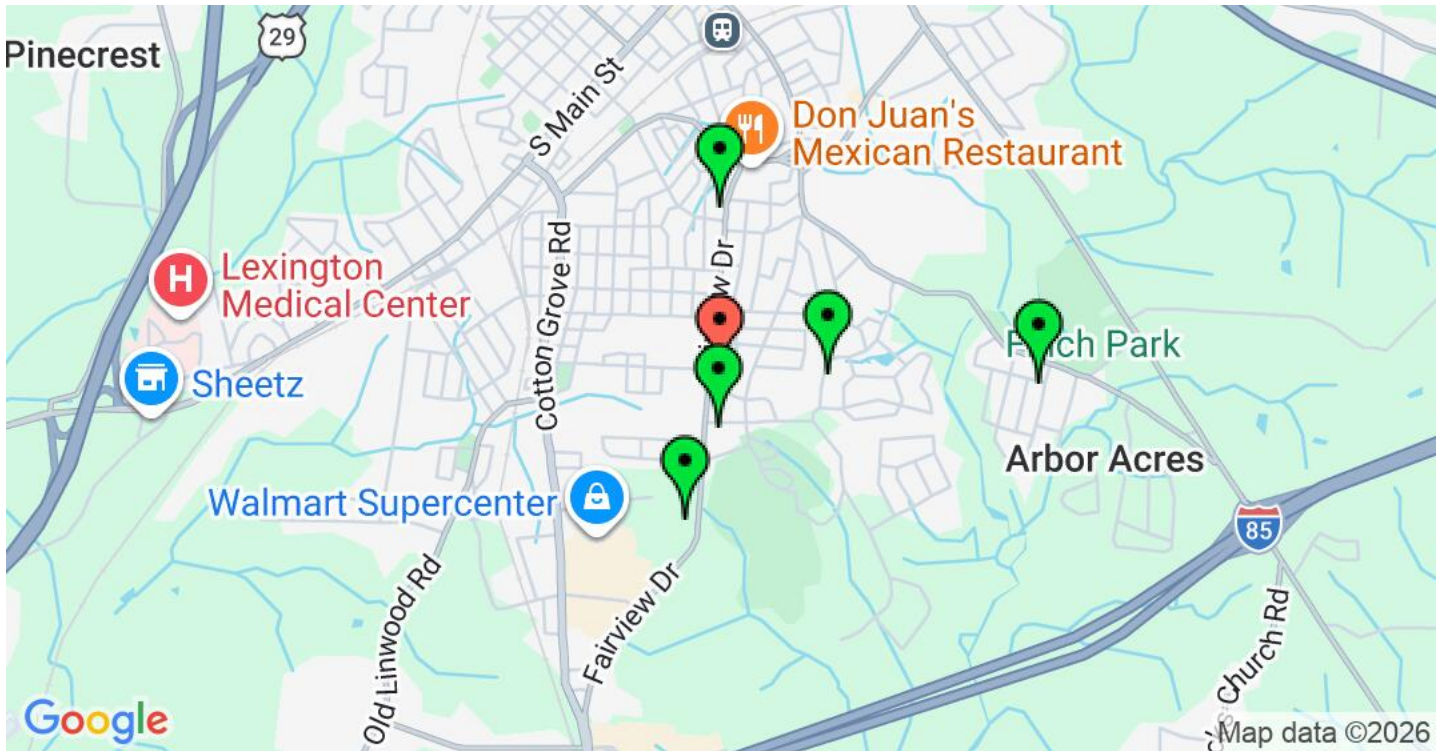
Cash-on-Cash Return (annual):
IRR (annualized):

Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
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: **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	10/26/2022		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
Average						315,700	127		

Additional Pictures

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Lump Sum Budget:

null

Lump Sum Budget:

5000.00