

**6846 Cherry Log Pl
Austell, GA 30168-5802**



Exclusively Presented By:

Dedric Hawkins

Northwood Realty Group

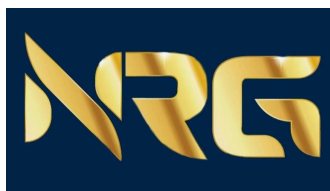
1357 Belfaire Lake Trail

Dacula, GA 30019

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PROJECT SUMMARY

6846 Cherry Log PI - Wholesale

PROJECT SUMMARY - FLIP

<u>CONTRACT/REHAB ASSUMPTIONS</u>		
Contract Price	159,721	A
Rehab Cost	29,722	B
Total Closing (not inc. Sale) and Holding Costs	3,000	C
Total Financing Costs	-	D
Projected Cost of Sale	20,411	E
Total Project Cost	212,854	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	192,443	G
<u>RESULTS</u>		
Projected Resale Price	291,580	H
Total Project Cost	212,854	I
Lender Split of Profits	-	J
Flip Profit	78,727	K=H-I-J
ROI	40.91%	K/G
Annualized ROI	122.73%	

<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)

6846 Cherry Log PI

Property Address: **6846 Cherry Log PI**
 Property City, State, ZIP: **Austell, GA 30168-5802**
 Bedrooms: **3** Baths: **3** Sq.Feet: **1434** Built: **1985**

Notes:

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Project Description:

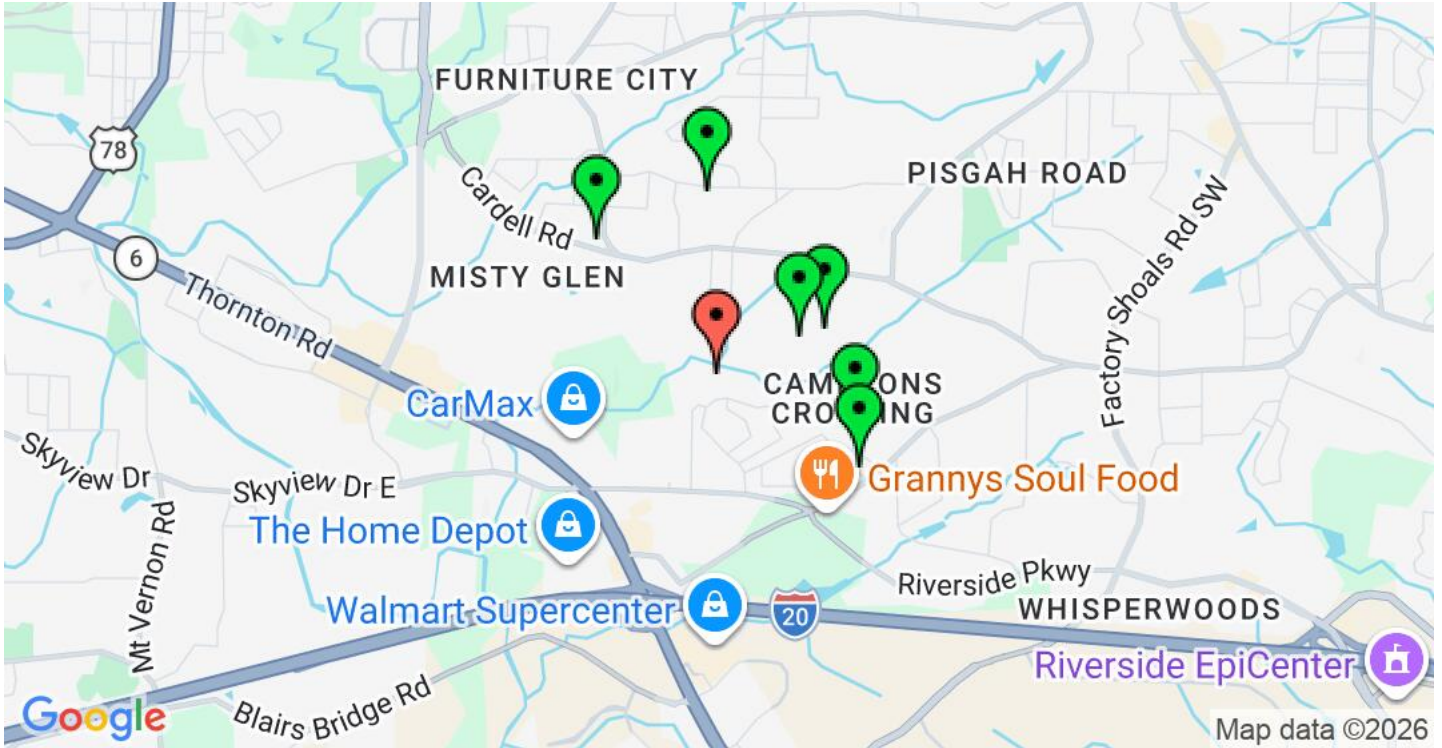
Additional Notes:

<u>CONTRACT/REHAB ASSUMPTIONS</u>			<u>PROJECTED RESULTS</u>	
After-Repair Value (ARV)	291,580	% of ARV	Projected Resale Price	291,580
Contract Price (Offer Price)	159,721	54.78%	Total Project Cost Basis	212,854
Rehab Costs	29,722	10.19%	Flip Profit	78,727
Total Closing and Holding Costs	3,000	1.03%	ROI	40.91%
Total Financing Costs	0	0.00%	Annualized ROI	122.73%
Projected Cost of Sale	20,411	7.00%	<u>Timeline Assumptions</u>	
Total Project Cost Basis	212,854	73.00%	Time to Complete Rehab	2 Months
Total Amount Financed	0		Time to Complete Sale	2 Months
Total Cash Committed	192,443		Total Time	4 Months

COMPARABLE SALES REPORT

Property Address: **6846 Cherry Log Pl**
 Property City, State, ZIP: **Austell, GA 30168-5802**
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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. 1399 Cardinal Ln Austell GA 30168	3	3	1,340	12/5/2024	1965	240,000	179	0.33	
2. 1356 Emily Ct Austell GA 30168	3	3	1,384	5/1/2024	1999	335,000	242	0.43	
3. 1143 Cedar Log Pl Austell GA 30168	3	3	1,352	9/23/2024	1990	247,000	183	0.55	
4. 1323 Ling Dr Austell GA 30168	3	3	1,640	7/11/2024	2004	289,900	177	0.63	
5. 6506 S Gordon Rd Austell GA 30168	3	3	1,526	2/14/2025	2001	310,000	203	0.67	
6. 6380 Grafton Dr Austell GA 30168	3	3	1,694	7/11/2024	1994	400,000	236	0.68	
Average						303,650	203		

Additional Pictures

6846 Cherry Log Pl