

**17100 Fairway View Lane
Upper Marlboro, MD 20772**



Exclusively Presented By:

Marcel Clarke

Millennium Strategic Investments

10045 Esteppe Dr.

Manassas, VA 20111

410-419-2587

Marcel@msiinvestments.net

msiinvestments.net



BUYER MARKETING SHEET (FLIP)

Property Address: **17100 Fairway View Lane**
 Property City, State, ZIP: **Upper Marlboro, MD 20772**
 Bedrooms: **3** Baths: **2** Sq.Feet: **1600** Built: **1978**

Notes:

Presented by:

Marcel Clarke

Millennium Strategic Investments

410-419-2587

Marcel@msiinvestments.net

msiinvestments.net

Project Description:

Additional Notes:

PURCHASE/REHAB ASSUMPTIONS

| | | % of ARV |
|-------------------------------------|-------------------|---------------|
| After-Repair Value (ARV) | 248,000.00 | |
| Purchase Price (Offer Price) | 155,500.00 | 62.70% |
| Rehab Costs | 40,000.00 | 16.13% |
| Total Closing and Holding Costs | 3,000.00 | 1.21% |
| Total Financing Costs | 0.00 | 0.00% |
| Projected Cost of Sale | 17,360.00 | null |
| Total Project Cost Basis | 198,500.00 | 80.04% |
| Total Amount Financed | 0.00 | |
| Total Cash Committed | 198,500.00 | |

PROJECTED RESULTS

| | |
|--------------------------|------------------|
| Projected Resale Price | 248,000.00 |
| Total Project Cost Basis | 198,500.00 |
| Flip Profit | 32,140.00 |
| ROI | 16.19% |
| Annualized ROI | 38.86% |

Timeline Assumptions

| | |
|------------------------|----------|
| Time to Complete Rehab | 2 Months |
| Time to Complete Sale | 3 Months |
| Total Time | 5 Months |



Front Entrance



Living Room



Kitchen (External)



Kitchen (Internal)

CASH FLOW SUMMARY (FLIP)

**17100 Fairway View Lane
Upper Marlboro, MD 20772**

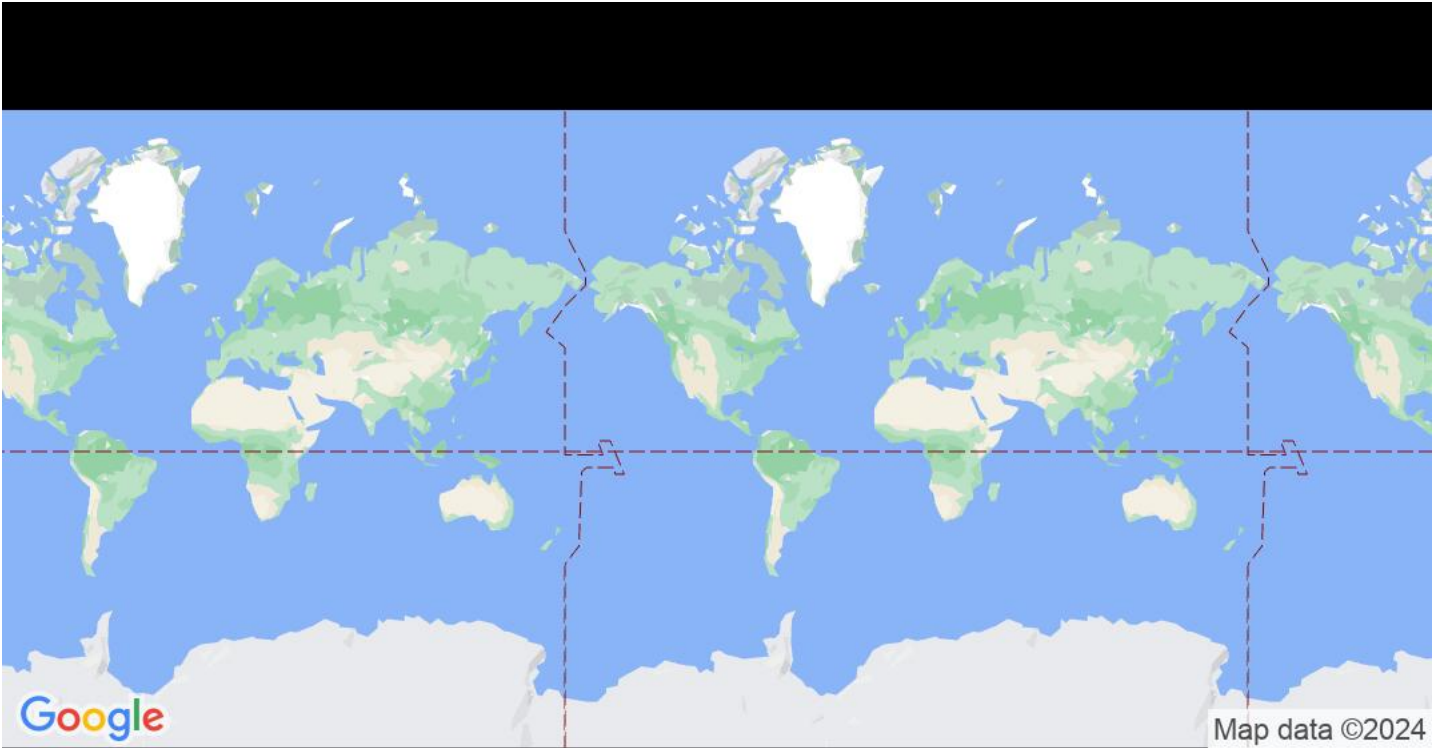
**Marcel Clarke
Millennium Strategic Investments
410-419-2587**

| Month | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|-----------|-----------|-----------|-----------|-----------|-----------|---|---|---|
| Purchase | (155,500) | | | | | | | | |
| Purchase Closing Costs | (1,500) | | | | | | | | |
| Orig/Disc Points and Loan Closing Costs | | | | | | | | | |
| Holding Costs | | (300) | (300) | (300) | (300) | (300) | | | |
| Rehab Draws/Expenses | (40,000) | | | | | | | | |
| Interest (Paid or Accrued) | | | | | | | | | |
| Total Cash Spent in Period | (197,000) | (300) | (300) | (300) | (300) | (300) | | | |
| Cumulative Cost Basis | (197,000) | (197,300) | (197,600) | (197,900) | (198,200) | (198,500) | | | |
| Sale Price | | | | | | 248,000 | | | |
| Selling Costs | | | | | | (17,360) | | | |
| Flip Profit to Investor (Pre-Tax) | | | | | | 32,140 | | | |
| Total Cash Committed | | | | | | 198,500 | | | |
| Return on Cash Investment (annualized) | | | | | | 38.86% | | | |

COMPARABLE SALES REPORT

Property Address: **17100 Fairway View Lane**
Property City, State, ZIP: **Upper Marlboro, MD 20772**
Bedrooms: **3** Baths: **2** Sq.Feet: **1600** Built: **1978**
Notes:

Presented by:
Marcel Clarke
Millennium Strategic Investments
410-419-2587
Marcel@msiinvestments.net
msiinvestments.net



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

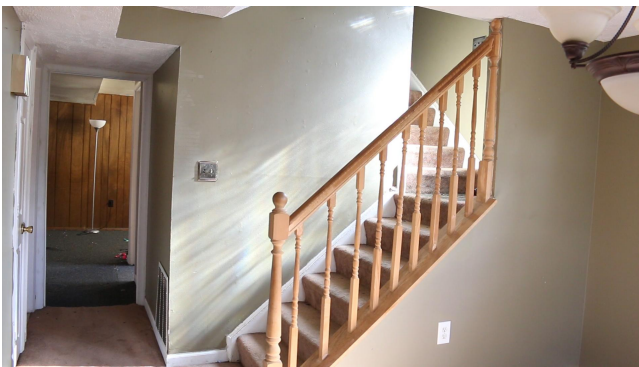
Additional Pictures



Bathroom I



Lower Level



Stairs



Bedroom



Bedroom II



Utility Room



Rec Room



Backyard