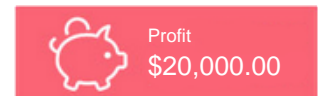
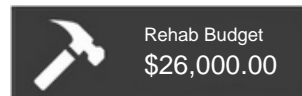
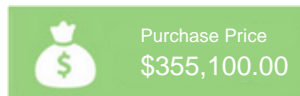


Property Description

Fixer home. Noticed stains on ceiling and hole on ceiling in master bedroom. Missing floor coverings on stairway and upstairs. Cracked tiles in family room. Yards need landscape.



Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$355,100.00)
Purchase Closing Costs	(\$2,500.00)
Total	(\$357,600.00)

Rehab Costs

Total Rehab Costs	(\$26,000.00)
Total	(\$26,000.00)

Holding Costs

Monthly Holding Costs	(\$2,500.00)
Total Days Held	90
Total	(\$7,500.00)

Sales Costs

After Repair Value	\$440,000.00
All Selling Closing Costs	(\$2,500.00)
Real Estate Agent Fees	(\$26,400.00)
Total	\$411,100.00

Total Profit for Flip **\$20,000.00**

Estimated Repairs

Exterior Repairs

Roof:	\$3,600.00
Concrete:	N.A.
Gutters:	N.A.
Garage:	N.A.
Siding:	N.A.
Landscaping:	\$2,000.00
Ext. Painting:	\$3,000.00
Septic:	N.A.
Decks/Porches:	N.A.
Foundation:	N.A.
Demo:	\$1,000.00

Interior Repairs

Sheetrock:	\$1,000.00
Plumbing:	\$400.00
Carpentry / Windows / Doors:	\$1,500.00
Electrical:	N.A.
Int. Painting:	\$500.00
HVAC:	N.A.
Cabinets:	\$8,000.00
Framing:	N.A.
Flooring:	\$5,000.00
Insulation:	N.A.

General Components

Permits:	N.A.
Termites:	N.A.
Mold:	N.A.
Miscellaneous:	N.A.

Total: **\$26,000.00**

Flip Hypothetical Profit If Held For...



\$23,750.00



\$20,000.00



\$5,000.00

Return on Investment for Flip*

5.11%
Immediate

20.74%
Annualized



*Based on no loans or leverage