

# Great County Home Retail Rehab & Sell Only \$49,900

|                            |                           |                             |
|----------------------------|---------------------------|-----------------------------|
| Property Street Address:   | <b>7904 Bridge Ave</b>    | <b><u>Presented By:</u></b> |
| Property City, State, Zip: | <b>Baltimore MD 21237</b> | <b>Investor Deals 4-U</b>   |
| Bedrooms:                  | 3                         |                             |
| Baths:                     | 1                         | 443-865-8956                |
| Square Feet:               | 1020                      | 410-663-2450                |
| Year Built:                | 1974                      |                             |

Property Description: Large shaded lot with nice out buildings, off street parking, & easy rehab. Large kitchen that will open into great room -- this will be a great looking rehab when done.

Work Needed: Windows, AC (has forced air gas heat) kitchen, bath, gutters, roof, flooring doors, patch, paint and spruce up yard.

### PURCHASE/REHAB ASSUMPTIONS

|                                 |                   | % of ARV   |
|---------------------------------|-------------------|------------|
| After-Repair Value (ARV)        | 225,000.00        |            |
| <b>Purchase Price</b>           | <b>49,900.00</b>  | 22%        |
| Rehab Cost                      | 80,000.00         | 36%        |
| Total Holding and Closing Costs | 10,584.65         | 5%         |
| Total Financing Costs           | 10,392.00         | 5%         |
| <b>Total Project Cost Basis</b> | <b>150,876.65</b> | <b>67%</b> |
| Total Amount Financed           | 129,900.00        |            |
| Total Cash Committed            | 20,976.65         |            |

### PROJECTED RESULTS

|                              |                  |
|------------------------------|------------------|
| Projected Resale Price       | 215,000.00       |
| Projected Cost of Sale       | 15,050.00        |
| <b>Flip Profit</b>           | <b>49,073.35</b> |
| ROI                          | 234%             |
| Annualized ROI               | 468%             |
| <u>Timeline Assumptions:</u> |                  |
| Time to Complete Rehab:      | 3 Months         |
| Time to Complete Sale:       | 3 Months         |
| Total Time:                  | 6 Months         |



Front Yard



Back Yard and Out Buildings



Large Living Room



Large Bath Room

# Great County Home For Rental Portfolio

## Only \$49,900

|                            |                           |                           |
|----------------------------|---------------------------|---------------------------|
| Property Street Address:   | <b>7904 Bridge Ave</b>    | <b>Presented By:</b>      |
| Property City, State, Zip: | <b>Baltimore MD 21237</b> | <b>Investor Deals 4-U</b> |
| Bedrooms:                  | 3                         |                           |
| Baths:                     | 1                         | 443-865-8956              |
| Square Feet:               | 1020                      | 410-663-2450              |
| Year Built:                | 1974                      |                           |

Property Description: Large shaded lot -- off street parking, several out-buildings -- large kitchen, HVAC - gas FA easy add AC needs cosmetics, clean up, 13 windows.

| <b>PURCHASE/REHAB ASSUMPTIONS</b>               | <b>% of ARV</b>   |            |
|---|-------------------|------------|
| After-Repair Value (ARV)                        | 180,000.00        |            |
| <b>Purchase Price</b>                           | <b>49,900.00</b>  | 28%        |
| Rehab Cost                                      | 50,000.00         | 28%        |
| Total Holding and Closing Costs (not inc. Sale) | 10,024.65         | 6%         |
| Total Financing Costs                           | 5,994.00          | 3%         |
| <b>Total Project Cost Basis</b>                 | <b>115,918.65</b> | <b>64%</b> |
| Total Amount Financed                           | 99,900.00         |            |
| Total Cash Committed                            | 16,018.65         |            |

### **PROJECTED RESULTS**

|                                      |            |                                    |           |
|--------------------------------------|------------|------------------------------------|-----------|
| Projected New Loan Amount (for Refi) | 135,000.00 | Cash Left in the Deal after Refi   | -         |
| Closing costs on New Loan            | 4,050.00   | Equity Left in the Deal after Refi | 45,000.00 |
| Cash-Out at Refi                     | 31,050.00  | Monthly Cash Flow (before-tax)     | 266.10    |
| Profit at Refi                       | 15,031.35  | Cash-on-Cash Return (before-tax)   | Infinite  |

\*(cash pulled out in excess of investment)

**DCR of New Loan** **1.29**  
*Assuming 5.5% Rate and 20 Year Amortization*

|  |                 |
|--|-----------------|
| Assumed Time to Complete Rehab:                | 2 Months        |
| Assumed Time to Complete Sale:                 | 2 Months        |
| <b>Total Time between Acquisition and Sale</b> | <b>4 Months</b> |



Front Yard



Back Yard & Out Buildings