

PROJECT SUMMARY

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>	
Purchase Price	136,900.00
Rehab Cost	30,000.00
Total Holding and Closing Costs (not inc. Sale)	3,000.00
Total Financing Costs	-
Total Project Cost Basis	169,900.00
Total Amount Financed	-
Total Cash Committed	169,900.00
<u>RESULTS</u>	
Projected Resale Price	187,000.00
Projected Cost of Sale	7,480.00
Flip Profit	9,620.00
ROI	5.66%
Annualized ROI	33.97%

PROJECT SUMMARY - HOLD/RENT

<u>PURCHASE/REHAB ASSUMPTIONS</u>	
Purchase Price	136,900.00
Rehab Cost	30,000.00
Total Holding and Closing Costs (not inc. Refi)	3,000.00
Total Financing Costs	-
Total Project Cost Basis	169,900.00
Total Amount Financed	-
Total Cash Committed	169,900.00
<u>NEW LOAN ASSUMPTIONS</u>	
Projected After-Repair Appraisal	187,000.00
New Loan Amount	140,250.00
Closing Costs on New Loan	2,805.00
<u>RESULTS</u>	
Cash-Out at Refi	137,445.00
Equity Left in the Deal after Refi	-
ROI on Downpayment/Cash Invested (Annualized)	0.00%
Original Investment Tied up in Deal after Refi	32,455.00
Equity Left in Property	46,750.00
Monthly Cashflow (Pretax)	429.13
Cash-on-Cash Return (Annual)	15.9%

Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total	-