



Laurel Cherry

3639 Laurel Cherry Ln
Indianapolis, IN 46239

CASHFLOW LINKS

Overview

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Flip Analysis

Square Feet	1,308
Sale Price	\$105,000
Purchase Price	\$85,000

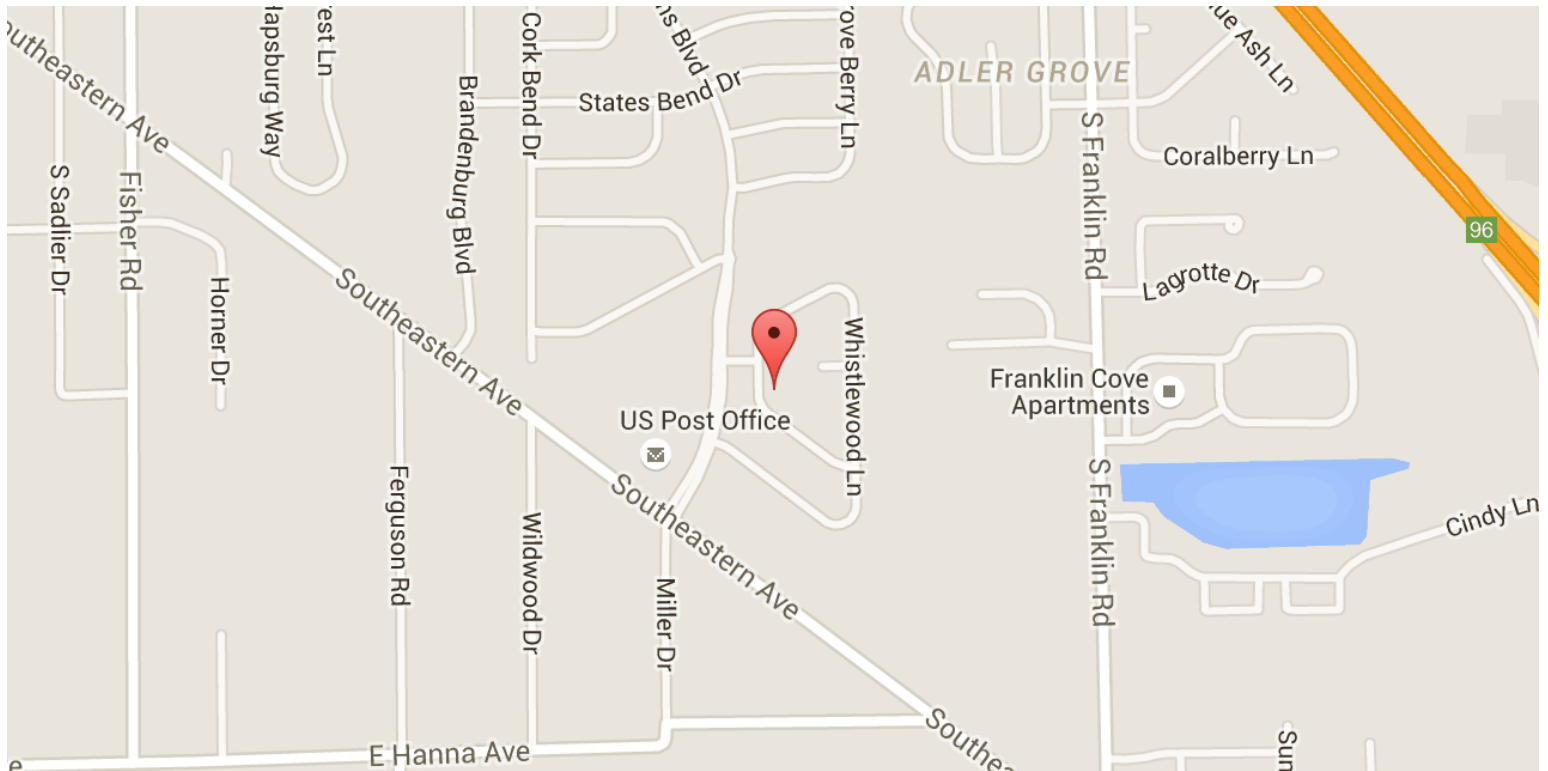
Holding Period

	Profit
Instant Flip	\$9,100
1 month	\$9,964
2 months	\$10,828
3 months	\$11,692
6 months	\$14,285
9 months	\$16,878
12 months	\$19,470



Solid B property. Good fix and flip opportunity or buy and hold. See videos on our website or contact us and we will send them to you.

Built 2005 3/2



Flip Analysis

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Purchase Info	
Purchase Price	\$85,000
+ Buying Costs	\$800
+ Improvement Costs	\$8,000
= Initial Cash Invested	\$93,800
Square Feet	1,308
Cost per Square Foot	\$65
Monthly Rent per Square Foot	\$0.80

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000
- Selling Costs	-\$2,100	-\$2,100	-\$2,100	-\$2,100	-\$2,100	-\$2,100	-\$2,100
- Improvement Costs	-\$8,000	-\$8,000	-\$8,000	-\$8,000	-\$8,000	-\$8,000	-\$8,000
- Holding Costs	-\$0	\$864	\$1,728	\$2,592	\$5,185	\$7,778	\$10,370
- Buying Costs	-\$800	-\$800	-\$800	-\$800	-\$800	-\$800	-\$800
- Purchase Price	-\$85,000	-\$85,000	-\$85,000	-\$85,000	-\$85,000	-\$85,000	-\$85,000
= Profit	\$9,100	\$9,964	\$10,828	\$11,692	\$14,285	\$16,878	\$19,470
Return on Investment	10%	11%	12%	12%	15%	18%	21%

Holding Costs	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Rent	\$0	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050	\$1,050
Cleaning & Maintenance	\$0	-\$57	-\$57	-\$57	-\$57	-\$57	-\$57
Insurance	\$0	-\$58	-\$58	-\$58	-\$58	-\$58	-\$58
Taxes	\$0	-\$71	-\$71	-\$71	-\$71	-\$71	-\$71
Monthly Cash Flow	\$0	\$864	\$864	\$864	\$864	\$864	\$864
Cumulative Cash Flow	-\$0	\$864	\$1,728	\$2,592	\$5,185	\$7,778	\$10,370

Photos

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