

Property Report



52nd st

52nd St
Indianapolis, IN 46226

CASHFLOW LINKS

Overview

52nd st
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Flip Analysis

Square Feet	1,870
Sale Price	\$123,000
Purchase Price	\$75,000

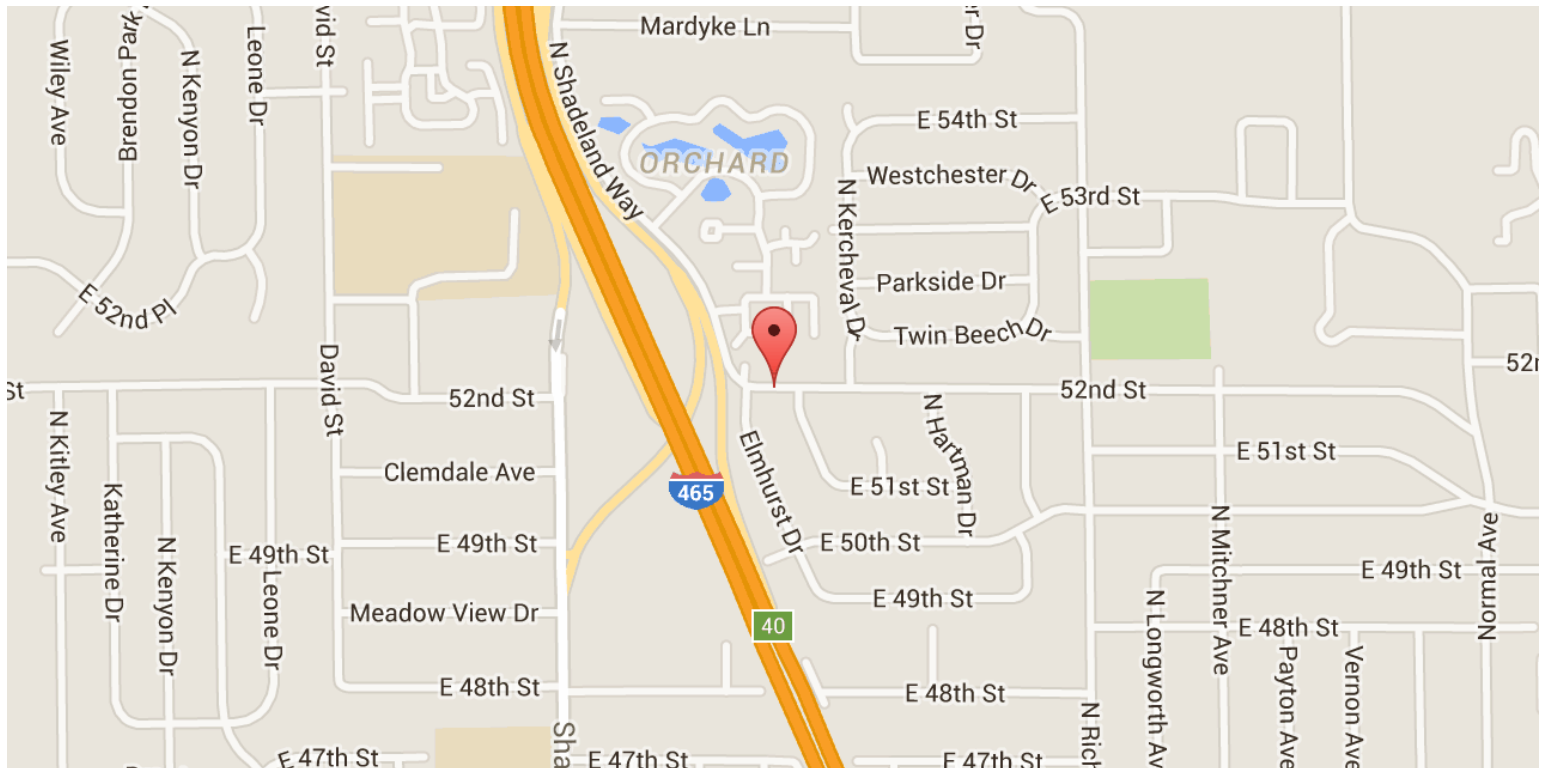
Holding Period

	Profit
Instant Flip	\$19,200
1 month	\$19,048
2 months	\$18,896
3 months	\$18,744
6 months	\$18,288
9 months	\$17,832
12 months	\$17,376



This 4BR/1.5BA home is a property located in an established neighborhood, and only needs minor cosmetic rehab in order to be brought to life. Will make a truly amazing flip opportunity. WON'T LAST LONG! See below:

Purchase Price: \$75,000
Rehab Costs: \$15,000
Holding Costs: \$2,500
TOTAL ALL-IN COST: \$92,500



Flip Analysis

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Purchase Info	
Purchase Price	\$75,000
+ Buying Costs	\$1,500
+ Improvement Costs	\$15,000
= Initial Cash Invested	\$91,500
Square Feet	1,870
Cost per Square Foot	\$40

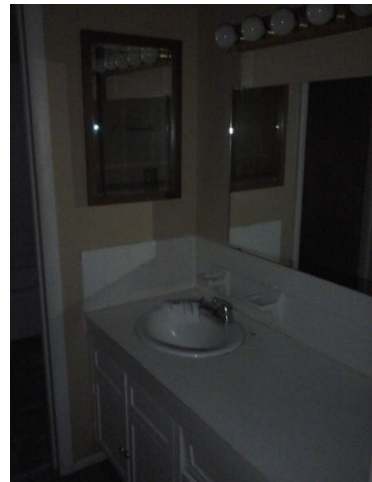
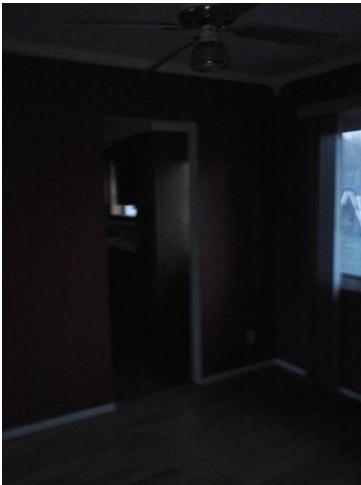
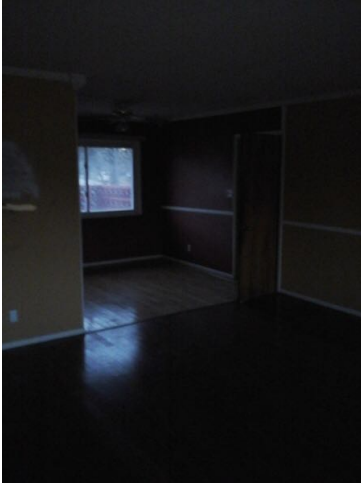
Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$123,000	\$123,000	\$123,000	\$123,000	\$123,000	\$123,000	\$123,000
- Selling Costs	-\$12,300	-\$12,300	-\$12,300	-\$12,300	-\$12,300	-\$12,300	-\$12,300
- Improvement Costs	-\$15,000	-\$15,000	-\$15,000	-\$15,000	-\$15,000	-\$15,000	-\$15,000
- Holding Costs	-\$0	-\$152	-\$304	-\$456	-\$912	-\$1,368	-\$1,824
- Buying Costs	-\$1,500	-\$1,500	-\$1,500	-\$1,500	-\$1,500	-\$1,500	-\$1,500
- Purchase Price	-\$75,000	-\$75,000	-\$75,000	-\$75,000	-\$75,000	-\$75,000	-\$75,000
= Profit	\$19,200	\$19,048	\$18,896	\$18,744	\$18,288	\$17,832	\$17,376
Return on Investment	21%	21%	21%	20%	20%	19%	19%

Holding Costs	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cleaning & Maintenance	\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Insurance	\$0	-\$77	-\$77	-\$77	-\$77	-\$77	-\$77
Taxes	\$0	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75
Monthly Cash Flow	\$0	-\$152	-\$152	-\$152	-\$152	-\$152	-\$152
Cumulative Cash Flow	-\$0	-\$152	-\$304	-\$456	-\$912	-\$1,368	-\$1,824

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