



### **McGregor**

McGregor  
Indianapolis, IN 46259

**CASHFLOW** LINKS

## Overview

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#### Flip Analysis

Square Feet	2,250
Sale Price	\$115,000
Purchase Price	\$55,000

#### Holding Period

	Profit
Instant Flip	\$22,400
1 month	\$22,219
2 months	\$22,038
3 months	\$21,858
6 months	\$21,315
9 months	\$20,772
12 months	\$20,230



This is an amazing opportunity for any investor--a 4BR property in Franklin with limited capital into the project, a great ROI can be achieved on a very safe investment. See below:

Purchase Price: \$55,000  
Rehab Costs: \$25,000  
Holding Costs: \$5,000  
TOTAL ALL-IN COST: \$85,000



# Flip Analysis

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Purchase Info	
Purchase Price	\$55,000
+ Buying Costs	\$1,100
+ Improvement Costs	\$25,000
<b>= Initial Cash Invested</b>	<b>\$81,100</b>
Square Feet	2,250
Cost per Square Foot	\$24

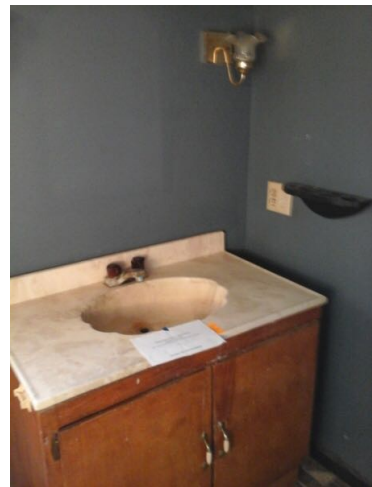
Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$115,000	\$115,000	\$115,000	\$115,000	\$115,000	\$115,000	\$115,000
- Selling Costs	-\$11,500	-\$11,500	-\$11,500	-\$11,500	-\$11,500	-\$11,500	-\$11,500
- Improvement Costs	-\$25,000	-\$25,000	-\$25,000	-\$25,000	-\$25,000	-\$25,000	-\$25,000
- Holding Costs	-\$0	-\$181	-\$362	-\$542	-\$1,085	-\$1,628	-\$2,170
- Buying Costs	-\$1,100	-\$1,100	-\$1,100	-\$1,100	-\$1,100	-\$1,100	-\$1,100
- Purchase Price	-\$55,000	-\$55,000	-\$55,000	-\$55,000	-\$55,000	-\$55,000	-\$55,000
<b>= Profit</b>	<b>\$22,400</b>	<b>\$22,219</b>	<b>\$22,038</b>	<b>\$21,858</b>	<b>\$21,315</b>	<b>\$20,772</b>	<b>\$20,230</b>
<b>Return on Investment</b>	<b>28%</b>	<b>27%</b>	<b>27%</b>	<b>27%</b>	<b>26%</b>	<b>26%</b>	<b>25%</b>

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	-\$71	-\$71	-\$71	-\$71	-\$71	-\$71
Taxes	\$0	-\$110	-\$110	-\$110	-\$110	-\$110	-\$110
<b>Monthly Cash Flow</b>	<b>\$0</b>	<b>-\$181</b>	<b>-\$181</b>	<b>-\$181</b>	<b>-\$181</b>	<b>-\$181</b>	<b>-\$181</b>
<b>Cumulative Cash Flow</b>	<b>-\$0</b>	<b>-\$181</b>	<b>-\$362</b>	<b>-\$542</b>	<b>-\$1,085</b>	<b>-\$1,628</b>	<b>-\$2,170</b>

## Photos

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## Photos

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