



Kabroon Circle
11408 Kabroon Circle
Jacksonville, FL 32246

CASHFLOW LINKS

Overview

Kabroon Circle

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Flip Analysis

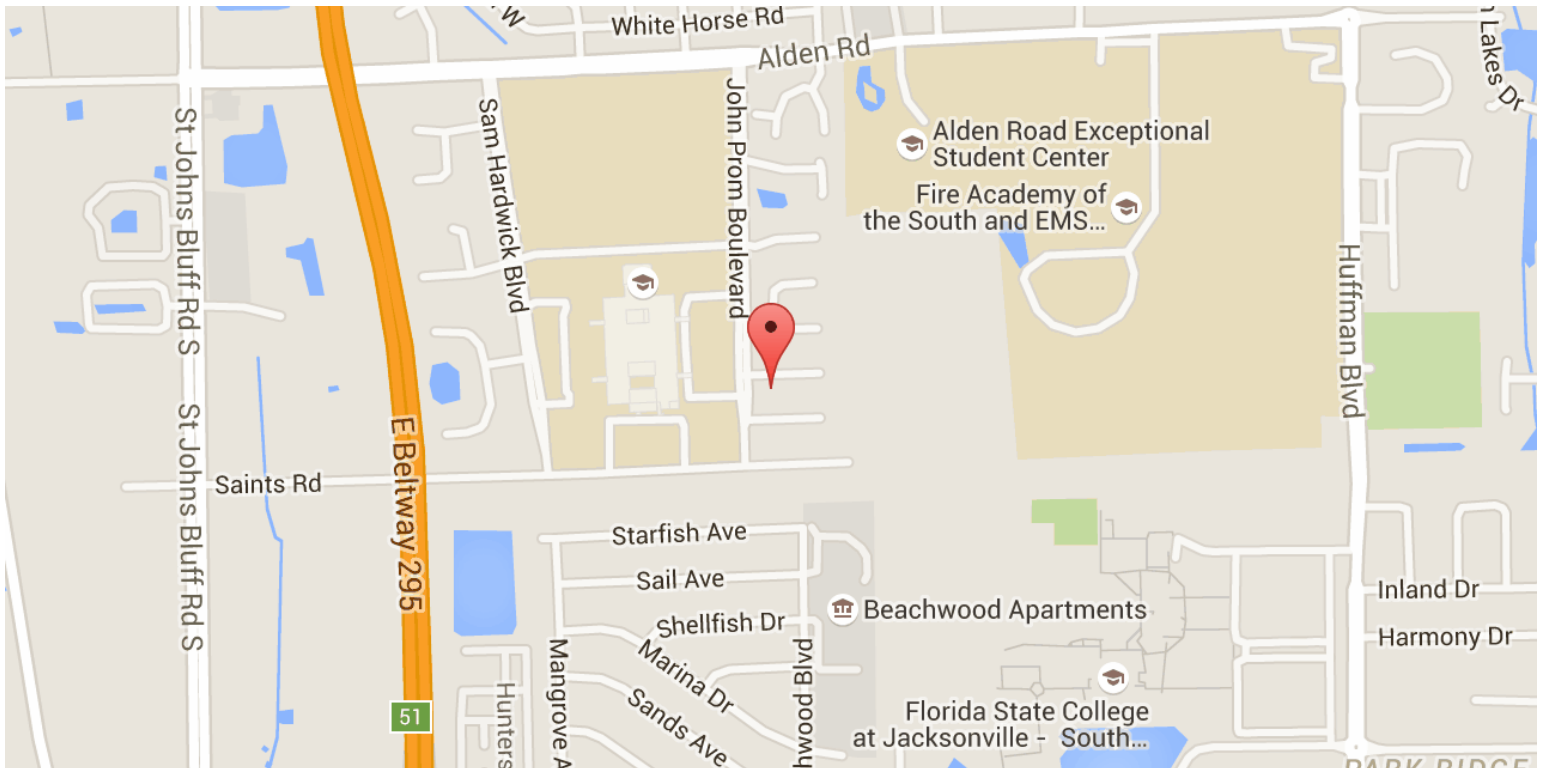
Square Feet	1,692
Sale Price	\$210,000
Purchase Price	\$145,000

Holding Period

	Profit
Instant Flip	\$39,200
1 month	\$39,019
2 months	\$38,838
3 months	\$38,656
6 months	\$38,112
9 months	\$37,569
12 months	\$37,025



Flip in Jacksonville! Hard to come by in a B neighborhood. Contact us for a list of comps.



Flip Analysis

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Purchase Info	
Purchase Price	\$145,000
+ Buying Costs	\$1,000
+ Improvement Costs	\$8,000
= Initial Cash Invested	\$154,000
Square Feet	1,692
Cost per Square Foot	\$86

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000
- Selling Costs	-\$16,800	-\$16,800	-\$16,800	-\$16,800	-\$16,800	-\$16,800	-\$16,800
- Improvement Costs	-\$8,000	-\$8,000	-\$8,000	-\$8,000	-\$8,000	-\$8,000	-\$8,000
- Holding Costs	-\$0	-\$181	-\$362	-\$544	-\$1,088	-\$1,631	-\$2,175
- Buying Costs	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000
- Purchase Price	-\$145,000	-\$145,000	-\$145,000	-\$145,000	-\$145,000	-\$145,000	-\$145,000
= Profit	\$39,200	\$39,019	\$38,838	\$38,656	\$38,112	\$37,569	\$37,025
Return on Investment	25%	25%	25%	25%	25%	24%	24%

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	-\$60	-\$60	-\$60	-\$60	-\$60	-\$60
Taxes	\$0	-\$121	-\$121	-\$121	-\$121	-\$121	-\$121
Monthly Cash Flow	\$0	-\$181	-\$181	-\$181	-\$181	-\$181	-\$181
Cumulative Cash Flow	-\$0	-\$181	-\$362	-\$544	-\$1,088	-\$1,631	-\$2,175

Photos

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