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CASHFLOW LINKS

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Flip Analysis	
Square Feet	925
Sale Price	\$69,000
Purchase Price	\$40,000

Holding Period	Profit
Instant Flip	\$12,910
1 month	\$13,562
2 months	\$14,215
3 months	\$14,868
6 months	\$16,825
9 months	\$18,782
12 months	\$20,740



\$40k - Eagledale, 3/1.

I just had Dave put 100% new electrical including a 200 amp service & new plumbing. It's paint ready. Needs to be finished. Dave has already bid it at \$15k total [new roof, paint, flooring, fixtures, bath, kitchen, HVAC, etc] \$750 rent. I own one just a block away and it rents easily for \$750. Some recent comps are over \$69k.

Contact us for a list of comps and photos

Flip Analysis

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Purchase Info	
Purchase Price	\$40,000
- Mortgages	-\$30,000
+ Buying Costs	\$400
+ Improvement Costs	\$15,000
= Initial Cash Invested	\$25,400
Square Feet	925
Cost per Square Foot	\$43
Monthly Rent per Square Foot	\$0.81

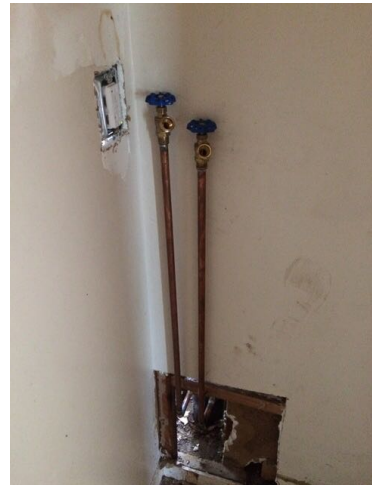
Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	43.48%	0%
Loan Amount	\$30,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	0%	
Payment	\$0.00	\$0.00

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$69,000	\$69,000	\$69,000	\$69,000	\$69,000	\$69,000	\$69,000
- Selling Costs	-\$690	-\$690	-\$690	-\$690	-\$690	-\$690	-\$690
- Improvement Costs	-\$15,000	-\$15,000	-\$15,000	-\$15,000	-\$15,000	-\$15,000	-\$15,000
- Holding Costs	-\$0	\$652	\$1,305	\$1,958	\$3,915	\$5,872	\$7,830
- Buying Costs	-\$400	-\$400	-\$400	-\$400	-\$400	-\$400	-\$400
- Purchase Price	-\$40,000	-\$40,000	-\$40,000	-\$40,000	-\$40,000	-\$40,000	-\$40,000
= Profit	\$12,910	\$13,562	\$14,215	\$14,868	\$16,825	\$18,782	\$20,740
Return on Investment	51%	53%	56%	59%	66%	74%	82%

Holding Costs	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Rent	\$0	\$750	\$750	\$750	\$750	\$750	\$750
Cleaning & Maintenance	\$0	-\$27	-\$27	-\$27	-\$27	-\$27	-\$27
Insurance	\$0	-\$38	-\$38	-\$38	-\$38	-\$38	-\$38
Taxes	\$0	-\$33	-\$33	-\$33	-\$33	-\$33	-\$33
1st Mortgage Payment	\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
2nd Mortgage Payment	\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Monthly Cash Flow	\$0	\$652	\$652	\$652	\$652	\$652	\$652
Cumulative Cash Flow	-\$0	\$652	\$1,305	\$1,958	\$3,915	\$5,872	\$7,830

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