

Sample Portfolio

Presented by:

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Sample Portfolio

Sorted Alphabetically



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**Lake Forest Foreclosure**

243 Lake Forest Dr
La Vergne, TN 37086

Flip Analysis

Square Feet	1,000
Sale Price	\$100,000
Purchase Price	\$70,000

Holding Period**Profit**

0 months	\$18,244
1 months	\$17,761
2 months	\$17,277
3 months	\$16,794
6 months	\$15,343
9 months	\$13,893
12 months	\$12,443

**Sample Property**

930 LaVergne Ln
La Vergne, TN 37086

Flip Analysis

Square Feet	1,800
Sale Price	\$180,000
Purchase Price	\$140,000

Holding Period**Profit**

0 months	\$23,444
1 months	\$22,477
2 months	\$21,510
3 months	\$20,543
6 months	\$17,643
9 months	\$14,742
12 months	\$11,841

**Waxman Dr Duplex**

1546 Waxman Dr
La Vergne, TN 37086

Flip Analysis

Square Feet	2,000
Sale Price	\$200,000
Purchase Price	\$140,000

Holding Period**Profit**

0 months	\$42,244
1 months	\$41,277
2 months	\$40,310
3 months	\$39,343
6 months	\$36,443
9 months	\$33,542
12 months	\$30,641

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Purchase Info

Purchase Price	\$350,000
- Mortgages	(\$262,500)
+ Buying Costs	\$3,768
+ Improvement Costs	\$12,000
= Initial Cash Invested	\$103,268

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000
- Selling Costs	(\$30,300)	(\$30,300)	(\$30,300)	(\$30,300)	(\$30,300)	(\$30,300)	(\$30,300)
- Improvement Costs	(\$12,000)	(\$12,000)	(\$12,000)	(\$12,000)	(\$12,000)	(\$12,000)	(\$12,000)
- Holding Costs	0	(\$2,417)	(\$4,835)	(\$7,252)	(\$14,504)	(\$21,755)	(\$29,007)
- Buying Costs	(\$3,768)	(\$3,768)	(\$3,768)	(\$3,768)	(\$3,768)	(\$3,768)	(\$3,768)
- Purchase Price	(\$350,000)	(\$350,000)	(\$350,000)	(\$350,000)	(\$350,000)	(\$350,000)	(\$350,000)
= Profit	\$83,932	\$81,515	\$79,097	\$76,680	\$69,428	\$62,177	\$54,925
Return on Investment	81%	79%	77%	74%	67%	60%	53%

Holding Costs	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Income	0	0	0	0	0	0	0
Expenses	0	(\$671)	(\$671)	(\$671)	(\$671)	(\$671)	(\$671)
Mortgage Payments	0	(\$1,746)	(\$1,746)	(\$1,746)	(\$1,746)	(\$1,746)	(\$1,746)
Monthly Cash Flow	0	(\$2,417)	(\$2,417)	(\$2,417)	(\$2,417)	(\$2,417)	(\$2,417)
Cumulative Cash Flow	0	(\$2,417)	(\$4,835)	(\$7,252)	(\$14,504)	(\$21,755)	(\$29,007)

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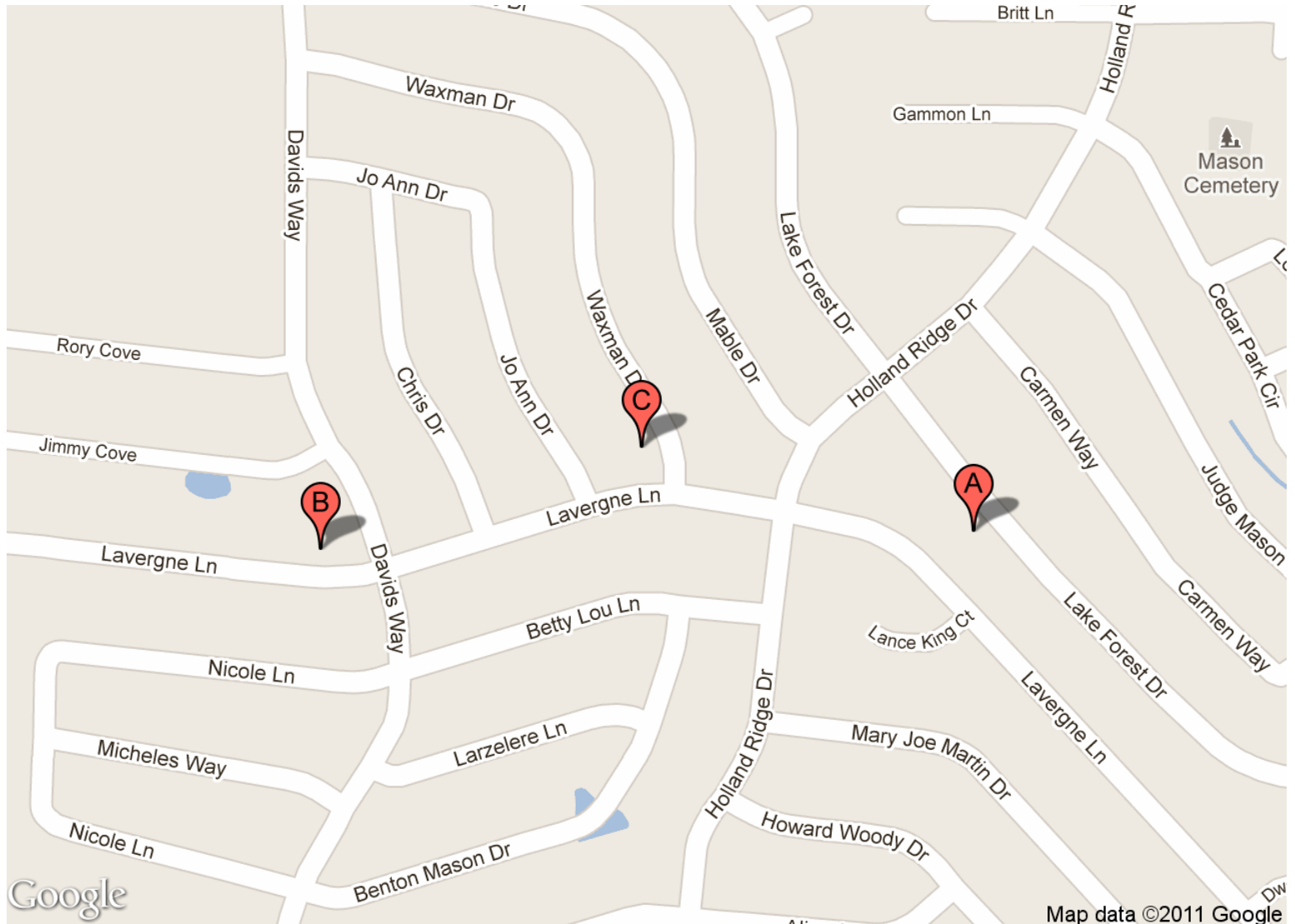
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