

Sample Property

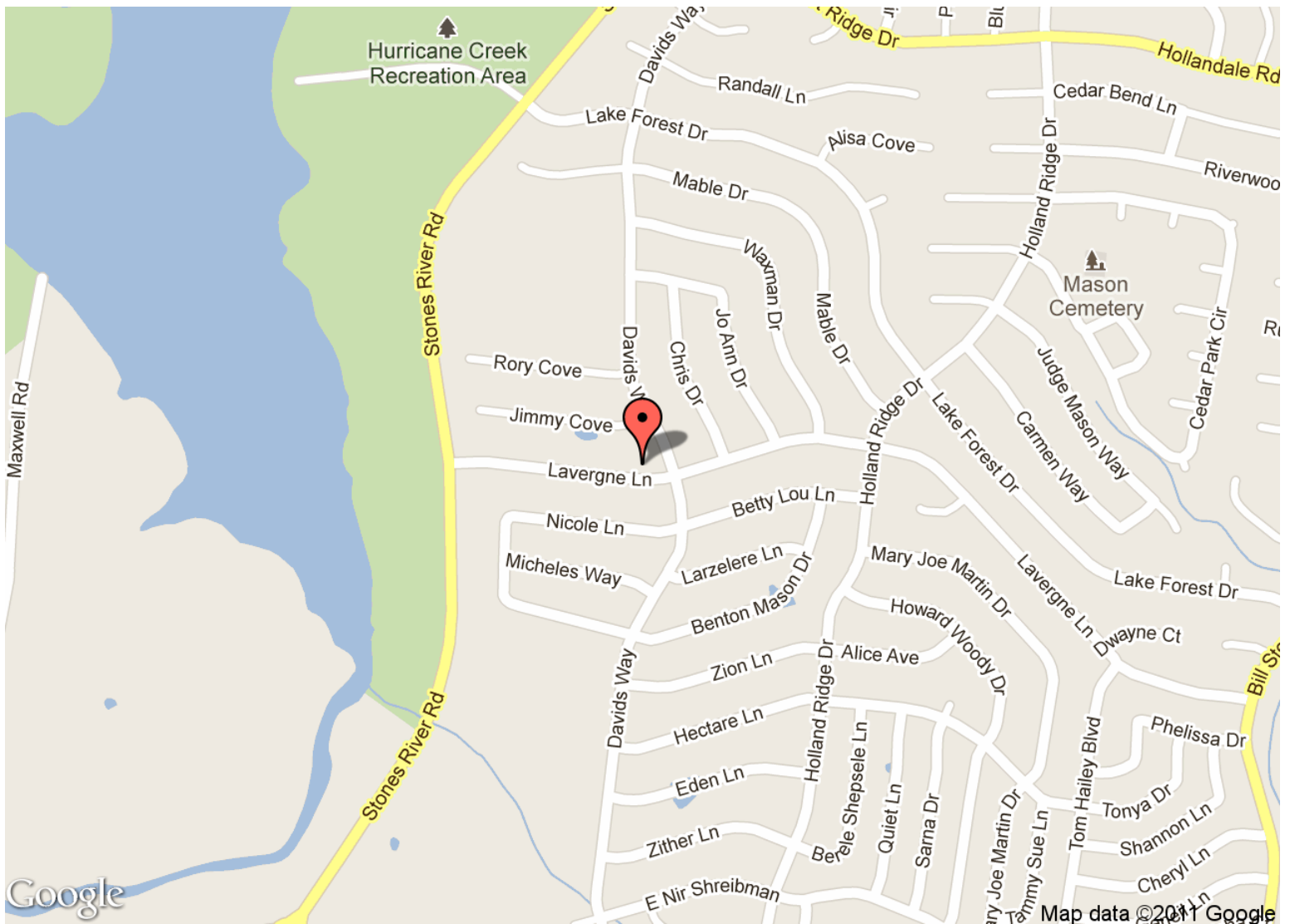
930 LaVergne Ln
La Vergne, TN 37086

Flip Analysis

Square Feet	1,000
Sale Price	\$100,000
Purchase Price	\$80,000

Holding Period

	Profit
0 months	\$11,400
1 months	\$10,847
2 months	\$10,295
3 months	\$9,742
6 months	\$8,085
9 months	\$6,427
12 months	\$4,770



Sample Property
930 LaVergne Ln
La Vergne, TN 37086

Purchase Info		Mortgages		First	Second
Purchase Price	\$80,000	Loan-To-Value Ratio	75%		0
- Mortgages	(\$60,000)	Loan Amount	\$60,000		0
+ Buying Costs	\$1,600	Loan Type	Amortizing		
+ Improvement Costs	0	Term	30 Years		
= Initial Cash Invested	\$21,600	Interest Rate	7%		
Square Feet	1,000	Payment	\$399.18		0
Cost per Square Foot	\$80				

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
- Selling Costs	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)
- Improvement Costs	0	0	0	0	0	0	0
- Holding Costs	0	(\$553)	(\$1,105)	(\$1,658)	(\$3,315)	(\$4,973)	(\$6,630)
- Buying Costs	(\$1,600)	(\$1,600)	(\$1,600)	(\$1,600)	(\$1,600)	(\$1,600)	(\$1,600)
- Purchase Price	(\$80,000)	(\$80,000)	(\$80,000)	(\$80,000)	(\$80,000)	(\$80,000)	(\$80,000)
= Profit	\$11,400	\$10,847	\$10,295	\$9,742	\$8,085	\$6,427	\$4,770
Return on Investment	53%	50%	48%	45%	37%	30%	22%

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	(\$53)	(\$53)	(\$53)	(\$53)	(\$53)	(\$53)
Insurance	0	(\$33)	(\$33)	(\$33)	(\$33)	(\$33)	(\$33)
Taxes	0	(\$67)	(\$67)	(\$67)	(\$67)	(\$67)	(\$67)
1st Mortgage Payment	0	(\$399)	(\$399)	(\$399)	(\$399)	(\$399)	(\$399)
2nd Mortgage Payment	0	0	0	0	0	0	0
Monthly Cash Flow	0	(\$553)	(\$553)	(\$553)	(\$553)	(\$553)	(\$553)
Cumulative Cash Flow	0	(\$553)	(\$1,105)	(\$1,658)	(\$3,315)	(\$4,973)	(\$6,630)