



Sample Property

930 LaVergne Ln
La Vergne, TN 37086

Presented by:

John Doe

My Company

123 Main St
Anywhere, CA 12345

Office: (888)802-1040

Mobile: (888)802-1040

Fax: (888)802-1040

john@example.com

www.example.com



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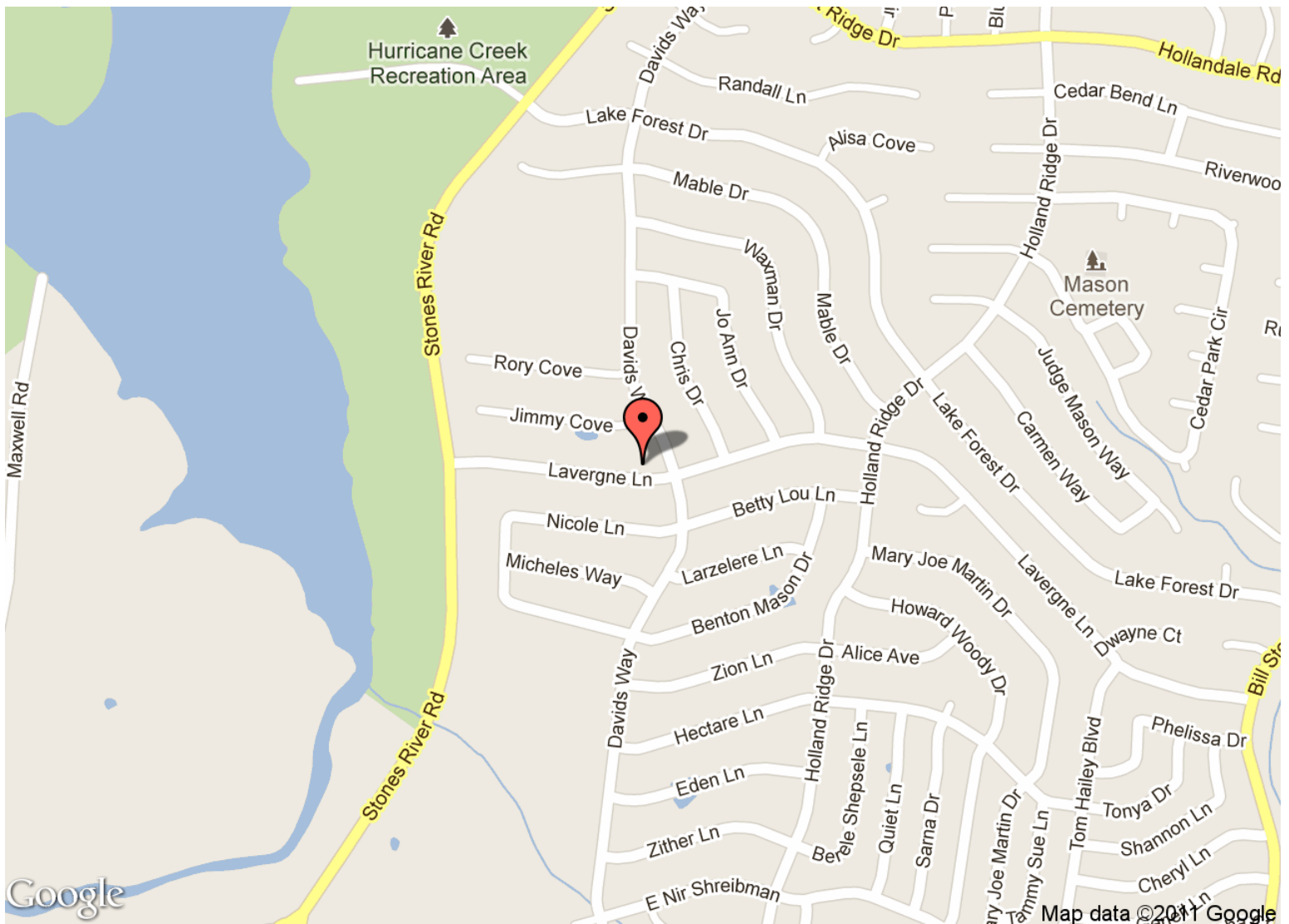
John Doe
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john@example.com
www.example.com

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



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Purchase Info		Mortgages		First	Second
Purchase Price	\$140,000	Loan-To-Value Ratio	75%		0
- Mortgages	(\$105,000)	Loan Amount	\$105,000		0
+ Buying Costs	\$1,256	Loan Type	Amortizing		
+ Improvement Costs	\$4,000	Term	30 Years		
= Initial Cash Invested	\$40,256	Interest Rate	7%		
Square Feet (2 Units)	1,800	Payment	\$698.57		0
Cost per Square Foot	\$78				
Cost per Unit	\$70,000				
Average Monthly Rent per Unit	0				

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
- Selling Costs	(\$11,300)	(\$11,300)	(\$11,300)	(\$11,300)	(\$11,300)	(\$11,300)	(\$11,300)
- Improvement Costs	(\$4,000)	(\$4,000)	(\$4,000)	(\$4,000)	(\$4,000)	(\$4,000)	(\$4,000)
- Holding Costs	0	(\$967)	(\$1,934)	(\$2,901)	(\$5,801)	(\$8,702)	(\$11,603)
- Buying Costs	(\$1,256)	(\$1,256)	(\$1,256)	(\$1,256)	(\$1,256)	(\$1,256)	(\$1,256)
- Purchase Price	(\$140,000)	(\$140,000)	(\$140,000)	(\$140,000)	(\$140,000)	(\$140,000)	(\$140,000)
= Profit	\$23,444	\$22,477	\$21,510	\$20,543	\$17,643	\$14,742	\$11,841
Return on Investment	58%	56%	53%	51%	44%	37%	29%

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	(\$93)	(\$93)	(\$93)	(\$93)	(\$93)	(\$93)
Insurance	0	(\$58)	(\$58)	(\$58)	(\$58)	(\$58)	(\$58)
Taxes	0	(\$117)	(\$117)	(\$117)	(\$117)	(\$117)	(\$117)
1st Mortgage Payment	0	(\$699)	(\$699)	(\$699)	(\$699)	(\$699)	(\$699)
2nd Mortgage Payment	0	0	0	0	0	0	0
Monthly Cash Flow	0	(\$967)	(\$967)	(\$967)	(\$967)	(\$967)	(\$967)
Cumulative Cash Flow	0	(\$967)	(\$1,934)	(\$2,901)	(\$5,801)	(\$8,702)	(\$11,603)

Rent Roll

November 30, 2011

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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
2-bedroom, 1-bath	800	1	0 Per Month
3-bedroom, 2-bath	1,000	1	0 Per Month
Totals for Year 1			
Total Number of Units			2
Total Area (Sum of Units)			1,800 Square Feet
Total Rent (Sum of Units)			0 Per Month, 0 Per Year

Itemized Improvement Costs

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Improvement	Quantity	Units	Cost Per Unit	Total Cost
Replace Dryer				\$400.00
Carpet	500	square feet	\$3.00	\$1,500.00
Change Locks	2		\$50.00	\$100.00
Replace Roof	1,000	square feet	\$2.00	\$2,000.00
Total				\$4,000.00

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Buying Costs	
Appraisal	\$400
Loan Origination Fee	\$1
Recording Fee	\$55
Title Insurance	\$800
Total	\$1,256

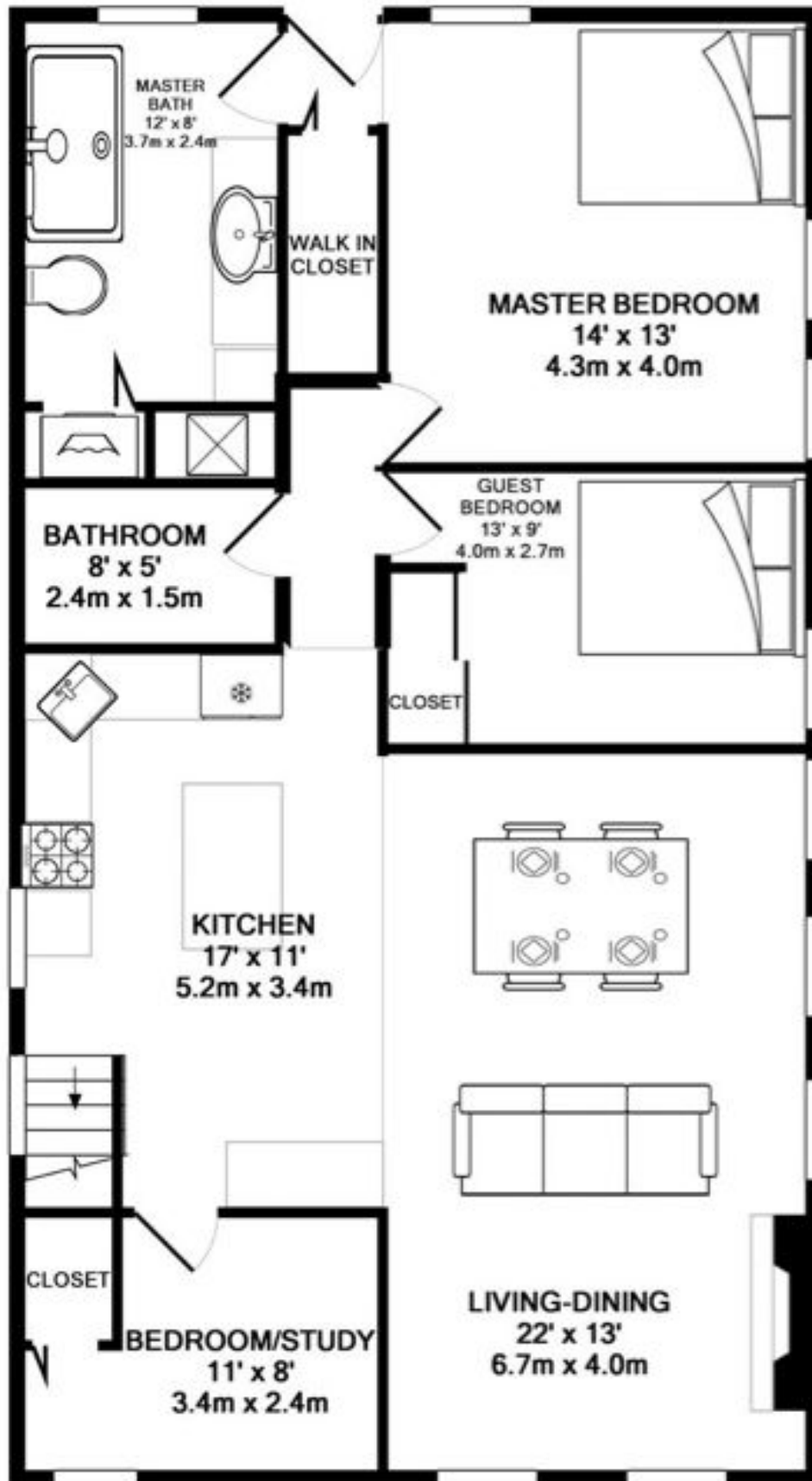
Selling Costs	
Commission	\$10,800
Settlement Fee	\$500
Total	\$11,300

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Family Room



Kitchen



Dining Room



Master Bedroom



Master Bathroom



Guest Bedroom