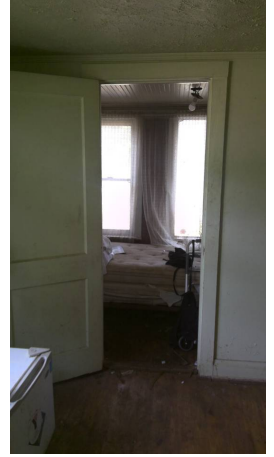


205 Scott St NW, Atlanta, Georgia, 30314

4 bedrooms, 2.0 bathrooms.



After Repair Value
\$420,000



Purchase Price
-\$4,200



Rehab Budget
\$120,000



Profit
\$60,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(-\$4,200.00)
Purchase Closing Costs	(\$200,000.00)
Total	(\$195,800.00)

Rehab Costs

Total Rehab Costs	(\$120,000.00)
Total	(\$120,000.00)

Holding Costs

Monthly Holding Costs	(\$5,000.00)
Total Days Held	90
Total	(\$15,000.00)

Sales Costs

After Repair Value	\$420,000.00
All Selling Closing Costs	(\$4,000.00)
Real Estate Agent Fees	(\$25,200.00)
Total	\$390,800.00

Total Profit for Flip **\$60,000.00**

Estimated Repairs

Total: \$120,000.00

Flip Hypothetical Profit If Held For...



\$67,500.00



\$60,000.00



\$30,000.00

Return on Investment for Flip*

18.14%
Immediate

73.56%
Annualized



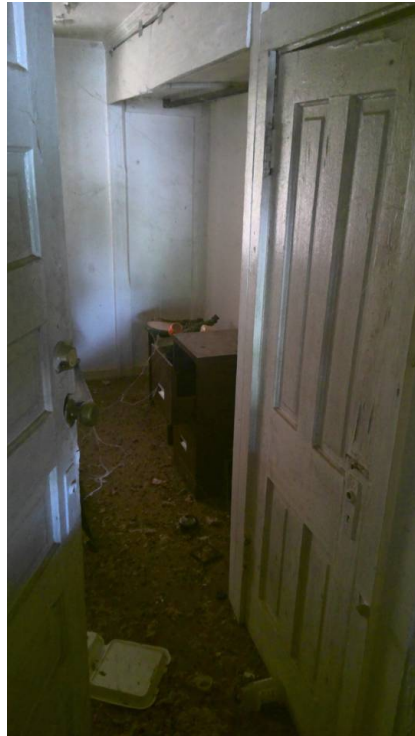
*Based on no loans or leverage

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