

Address of Home for Evaluation

Status

Prop ID

4017 Edgehill, Memphis, TN 38128

Rehab Loan	Price	Repairs	After Repair Value (ARV)	Taxes/yr	Insur/yr	Prop Man/yr	Loan Int Rate	Yrs Am	Low Rent	High Rent
Buy Price	\$52,000	\$14,500	\$85,000	\$1,879	\$660	\$918	4.50%	30	\$800	\$900

Loan Amount (95% Loan)	\$49,400
Closing Cost	\$1,980
Commission Differential	\$440
5% Down Payment	\$2,600
Repair Cost to Rent Ready Home	\$14,500

Out of Pocket Expense	\$19,520
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Payment	PITI + Prop Management	\$538
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Cash Flow Low End Rent Range	\$262
Cash Flow High End Rent Range	\$362

Total Equity in Project	\$18,500
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ROI (Cash on Cash Return)	19.16%
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Year Built	1974
Square Footage	2071
Type of Foreclosure	VA
Bedroom	4
Bathrooms	2
Parking	2 car carport
Type of Home	SF



Submitted Contract last night at 10 pm!

Here is our concept.....

- 1) We go out each week and evaluate several foreclosures around the Memphis area
- 2) We provide information for VA Vendee Financing
- 3) We have local contractors bid the repairs for the renovations
- 4) We oversee all of the renovations for you
- 5) We turn over "Rent Ready" properties to local property management companies
- 6) We track and report progress of your property on a weekly basis until rented
- 7) We offer rental guarantees' to ensure that our projections are accurate

www.InvestInMemphis.com

Our properties will....

- 1) VA Vendee Financing offers 5% Down Loans with GREAT Interest Rates!
- 2) Generate Positive Cash Flow using PITI + Property Management Fees
- 3) Have 20k to 30k in instant equity
- 4) No Maximum Property Limit with VA Vendee Financing

Address of Home for Evaluation

Status
Available

Prop ID 482-333764

5897 Pecan Trace, Memphis, TN 38135

Rehab Loan	Price	Repairs	After Repair Value (ARV)	Taxes/yr	Insur/yr	Prop Man/yr	Loan Int Rate	Yrs Am	Low Rent	High Rent
Buy Price	\$98,000	\$10,000	\$115,000	\$1,186	\$660	\$714	4.50%	30	\$800	\$900

Loan Amount (95% Loan)	\$93,100
Closing Cost	\$2,670
Commission Differential	\$0
5% Down Payment	\$4,900

Repair Cost to Rent Ready Home \$10,000

Out of Pocket Expense \$17,570

Payment **PITI + Prop Management** \$685

Cash Flow Low End Rent Range	\$115
Cash Flow High End Rent Range	\$215

Total Equity in Project \$7,000

ROI (Cash on Cash Return) 11.27%

Year Built	1988
Square Footage	1411
Type of Foreclosure	VA
Bedroom	3
Bathrooms	2
parking	2 car carport
Type of Home	SF



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