

**Address of Home for Evaluation**

**Status**

**Prop ID**

**3231 Lammermuir, 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
<b>Buy Price</b>	\$84,900	\$2,500	\$115,000	\$2,039	\$620	\$1,080	5.00%	30	\$950	\$1,050
<b>Loan Amount (95% Loan)</b>	\$80,655									
<b>Closing Cost</b>	\$2,474									
<b>Commission Differential</b>	\$0									
<b>5% Down Payment</b>	\$4,245									
<b>Repair Cost to Rent Ready Home</b>	\$2,500									
<b>Out of Pocket Expense</b>	\$9,219									



Payment **PITI + Prop Management** \$745

<b>Cash Flow Low End Rent Range</b>	<b>\$205</b>
<b>Cash Flow High End Rent Range</b>	<b>\$305</b>



**Total Equity in Project** \$27,600

**ROI (Cash on Cash Return)** **33.25%**

<b>Year Built</b>	<b>1961</b>
<b>Square Footage</b>	<b>2564</b>
<b>Type of Foreclosure</b>	<b>VA</b>
<b>Bedroom</b>	<b>4</b>
<b>Bathrooms</b>	<b>2</b>
<b>Parking</b>	<b>2 car carport</b>
<b>Type of Home</b>	<b>SF</b>

**Property Info**

Great 4 bedroom 2 bath home in the Raleigh community. This home is renovated and is move in ready with a spectacular park like backyard. Home needs appliances, to be rekeyed, and minor details.

Easy to qualify with VA financing - Call today for more details.

[www.InvestInMemphis.com](http://www.InvestInMemphis.com)

**Chris Peak - Enterprise Realtors - 901-282-5445**

**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**

**Prop ID**

**5171 Greylock Cv, Memphis, TN 38141**

Rehab Loan	Price	Repairs	After Repair Value (ARV)	Taxes/yr	Insur/yr	Prop Man/yr	Loan Int Rate	Yrs Am	Low Rent	High Rent
<b>Buy Price</b>	<b>\$80,900</b>	\$16,500	\$105,000	\$1,189	\$660	\$1,026	5.00%	30	\$900	\$1,000

<b>Loan Amount (95% Loan)</b>	\$76,855
<b>Closing Cost</b>	\$2,414
<b>Commission Differential</b>	\$0
<b>5% Down Payment</b>	\$4,045
<b>Closing Cost (includes 2.25% VA Fee)</b>	\$2,414
<b>Repair Cost to Rent Ready Home</b>	\$16,500

**Out of Pocket Expense \$22,959**

Payment **PITI + Prop Management \$652**

<b>Cash Flow Low End Rent Range</b>	<b>\$248</b>
<b>Cash Flow High End Rent Range</b>	<b>\$348</b>

**Total Equity in Project \$7,600**

**ROI (Cash on Cash Return) 15.57%**

<b>Year Built</b>	<b>1989</b>
<b>Square Footage</b>	<b>2000</b>
<b>Type of Foreclosure</b>	<b>VA</b>
<b>Bedroom</b>	<b>3</b>
<b>Bathrooms</b>	<b>2.5</b>
<b>Parking</b>	<b>2 car garage</b>
<b>Type of Home</b>	<b>SF</b>



**Property Info**

Great 3 bedroom / 2.5 bath home in the SE Shelby County. Home needs to be completely renovated but will make a wonderful rental home when completed. SE Memphis has a strong rental market and rents are high compared to price. Call today for more information.

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