

Address of Home to Evaluate

BID DEADLINE 11/12/09

All offers due today by Midnight!!

Property 3, 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			\$50,000	\$929	\$620	\$756	N/A	N/A	\$650	\$750

Cost of Home Renovation Cost	
Closing Cost for Project	\$750
Commission Differential	\$1,365
Total Out of Pocket for Project	\$37,275

High End Cash Flow	\$558
Low End Cash Flow	\$458

Yearly ROI	16.4%
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Based on middle of rent range

Total Equity in Project	\$14,840
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Year Built	1950
Square Footage	1142
Type of Foreclosure	HUD
Bedrooms	3
Bathrooms	2
Parking	1 car garage
Type of Home	SF



Property Information

Wonderful 3 bedroom 2 bath home located in a very well kept/stable neighborhood in the Raliegh community of Memphis. Home has a great lot with a large family size back yard and a 1 car detached garage along with the carport area.

Great rental potential for less than 40k **TURN-KEY- Home sold for 50k in 2004**

Call today for more details about this great opportunity.

www.InvestInMemphis.com

For more information about this home or to purchase, contact.....

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