

Opportunity to earn an ~8% Secured Return!

Property Street Address:	3710 Westcliff Ave	Presented By:
Property City, State, Zip:	Richmond, VA 23222	Daniil Kleyman
Bedrooms:	4	Evolve Acquisitions, LLC
Baths:	2	804-991-xxxx
Square Feet:	1600	www.RehabValuator.com
Year Built:	1920	daniil@rehabvaluator.com

PURCHASE/LOAN ASSUMPTIONS		% of ARV	<u>Timeline Assumptions:</u>	
After-Repair Value (ARV)	\$140,000.00			
Purchase Price	\$57,000.00	41%	Time to Complete Rehab:	2 Months
Rehab Cost	\$27,500.00	20%	Time to Complete Sale:	4 Months
Total Loan Amount *	\$84,500.00	60%	Total Time:	6 Months
<i>* Total loan amount may include deferred and accrued interest and or/points</i>				
Interest Rate Offered to Lender:		8.0%		

Project Description: All-brick house in great shape! Previous owners took good care of this one. Fenced yard, tankless gas water heater, hardwood floors. There are 2 full baths which will help resale value and appeal. Required work includes new HVAC, kitchen, baths, other cosmetics.

Other Notes: Amount of short-term loan required equals 60% of projected "after-repair value" of the property, providing the private lender with a lot of cushion. Recent comps indicate a sale in the \$130-\$135k range. Private lender will get 1st deed of trust on the property and be paid at the time of sale

<u>PROJECTED FINANCIAL RESULTS FOR LENDER:</u>	
Total Interest Income	\$3,288
Points, Fees	\$0
Total Income to Lender	\$3,288
Cash-on-Cash Return (annualized)	7.78%
Internal Rate of Return (annualized)	8.82%



All-brick, solid structure!



4 bedrooms, 2 full baths!