

Opportunity to Lend on a Solid, Low LTV% Deal!

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.EvolveAcquisitions.com
Year Built:	1920	xxxxx@EvolveAcquisitions.com

Property Description: All-brick house in great shape! Previous owners took good care of this one. Fenced yard, tankless gas water heater, hardwood floors, 2 full baths.

Project Notes: Amount of short-term loan required equals 63% of projected "after-repair value" of the property, providing the private lender with a lot of cushion. Recent comps indicate a likely sale in the \$130k-\$135k range. Private lender will get 1st deed of trust on the property and be paid off at the time of sale. (#s below assume a 9% interest rate to lender).

<u>PURCHASE/REHAB ASSUMPTIONS</u>			<u>PROJECTED RESULTS</u>	
		% of ARV	Projected Resale Price	130,000.00
After-Repair Value (ARV)	140,000.00		Projected Cost of Sale	9,100.00
Purchase Price	57,000.00	41%	Flip Profit	29,040.63
Rehab Cost	27,500.00	20%	ROI	793%
Total Holding and Closing Costs	3,660.00	3%	Annualized ROI	1587%
Total Financing Costs	3,699.38	3%	<u>Timeline Assumptions:</u>	
Total Project Cost Basis	91,859.38	66%	Time to Complete Rehab:	2 Months
Total Amount Financed	88,199.38		Time to Complete Sale:	4 Months
Total Cash Committed	3,660.00		Total Time:	6 Months



All-brick structure!



4 bedrooms, 2 full baths!



Hardwood floors



Fenced yard with swing set!

Call me if you want to lock up this great deal! Won't last!