

THE GREEN HILLS TUDOR
2512 SHARONDALE DR
NASHVILLE, TN 37215

Global Investments, LLC



Purchase Price: \$430,000
Estimated ARV: \$684,000





Single Family Home
3 beds, 2 baths
2186 SF
Built in 1935

PROPERTY DETAILS

Purchase Price	\$ 430,000
Rehab	\$ 85,000
Rehab Buffer	
Down Payment (5%)	\$ (25,750)
Rehab Management	\$ 14,000
Interest Expense - 12% - 6 months	\$ 25,750
Admin Labor	\$ -
Acq. Marketing / Overhead	\$ -
Purchase Closing Costs	\$ 19,350
Appraisal / Inspection / Insurance	\$ 600
Utilities / Permits	
Total Estimated Costs	\$ 548,950
Loan to Value	100%
Maximum Financed Value (75%)	\$ 533,520,000,000
Difference	\$ (533,519,451,050)
Sale	684,000
Commissions (5%)	(34,200)
Sale Closing Costs	(10,260)
Gross	639,540
Net Profit / (Loss)	90,590
Minimum Profit - 10%	\$ 68,400
Purchase price Needed	\$ 452,190.00

Potential Profit:
\$90,590

FINANCIAL SUMMARY

As of September 3, 2019



Task	Cost
Work In Progress	

Timeline:

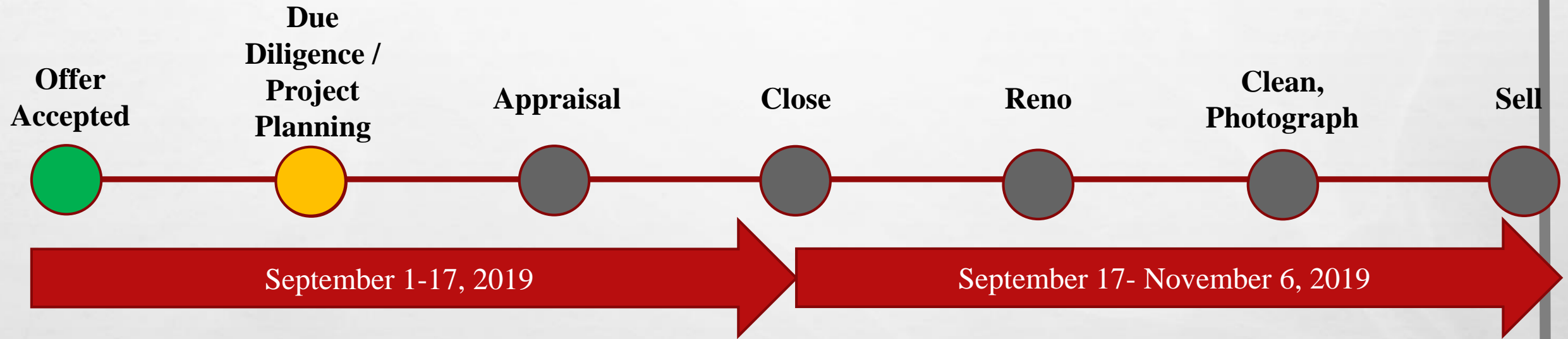
6-8 weeks

Total Repair Cost:

\$85,000

SCOPE OF WORK

As of September 3, 2019



TIMELINE

As of September 3, 2019