

**1733 22<sup>ND</sup> AVE N  
NASHVILLE, TN 37208**



**Purchase Price: \$210,000  
Estimated ARV: \$315,000**





Single Family Home  
3 beds, 2 baths  
1310 SF  
Built in 1940

# PROPERTY DETAILS

Purchase Price	\$210,000.00	\$210,000.00
Down Payment	-\$10,500.00	-\$10,500.00
Rehab	\$23,000.00	\$23,000.00
Loan Costs	\$4,450.00	\$4,450.00
Interest Expense - 12% - 4 months	\$11,025.00	\$4,410.00
Builders Risk Policy	\$1,200.00	\$600.00
Taxes	\$600.00	\$400.00
Purchase Closing Costs	\$6,300.00	\$6,300.00
Appraisal / Inspection / Insurance	\$495.00	\$495.00
Legal	\$750.00	\$750.00
Utilities / Permits	\$500.00	\$500.00
Total Estimated Costs	\$247,820.00	\$240,405.00
Loan to Value	\$1.00	\$1.00
Maximum Financed Value (75%)	\$222,500.00	\$230,000.00
Difference	\$25,320.00	\$10,405.00
Sale	\$312,000.00	\$315,000.00
Commissions (4.5%)	-\$14,040.00	-\$14,175.00
Sale Closing Costs	-\$3,120.00	-\$4,725.00
Gross	\$294,840.00	\$296,100.00
Net Profit / (Loss)	\$47,020.00	\$55,695.00

# FINANCIAL SUMMARY

As of September 10, 2019

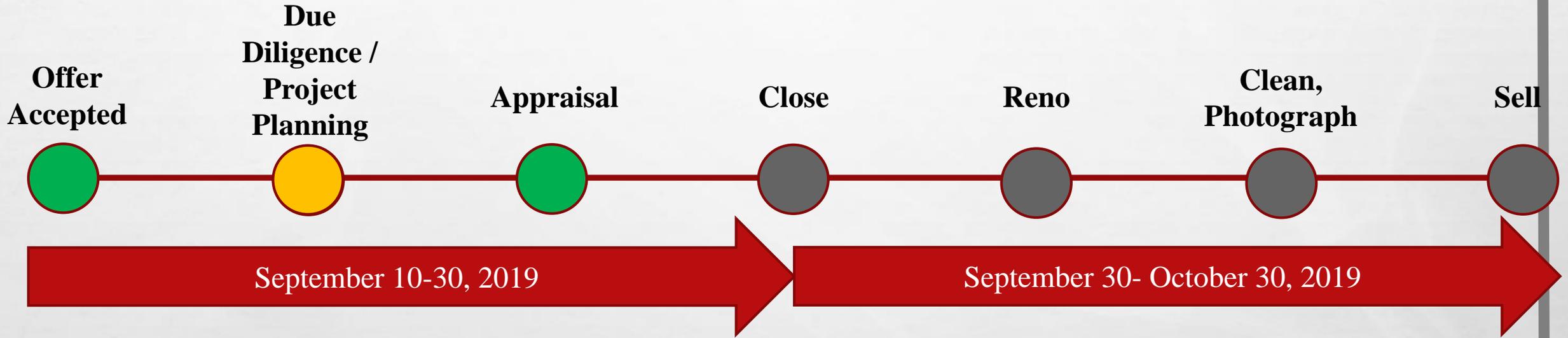
Rehab Budget	
\$6,400.00	Foundation
\$1,000.00	Appliances
\$1,000.00	Materials
\$3,700.00	Electrical
\$7,300.00	All Remaining
\$3000.00	Rehab Management
\$600.00	Buffer
\$23,000.00	TOTAL

Timeline: 4 weeks

Total Repair Cost: \$23,000

# SCOPE OF WORK

As of September 10, 2019



# TIMELINE

As of September 10, 2019