

**THE GREEN HILLS TUDOR**  
**2512 SHARONDALE DR**  
**NASHVILLE, TN 37215**



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





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

# PROPERTY DETAILS

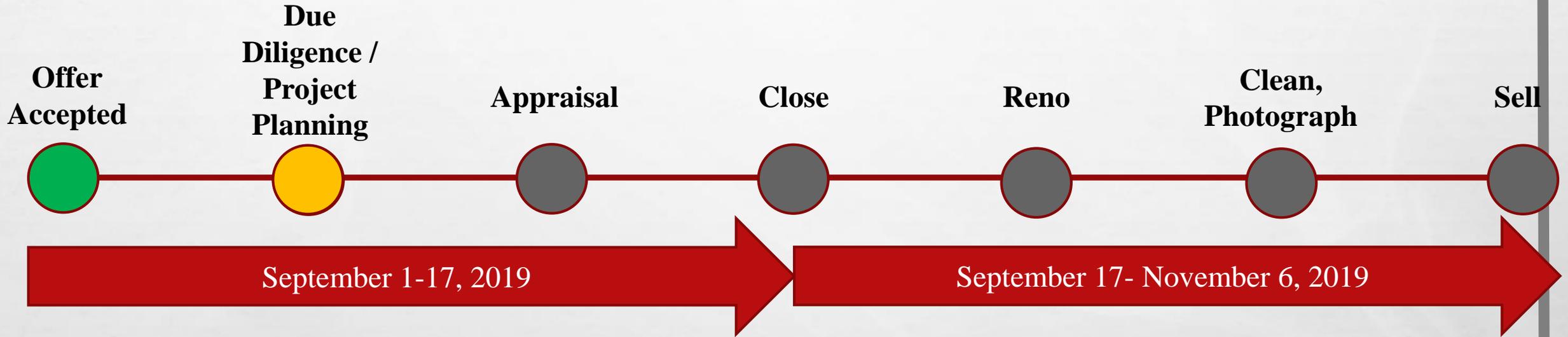
Purchase Price	\$	430,000
Rehab	\$	85,000
Rehab Buffer		
Down Payment (5%)	\$	(25,750)
Rehab Management	\$	14,000
Interest Expense - 12% - 6 months	\$	25,750
Admin Labor	\$	-
Acq. Marketing / Overhead	\$	-
Purchase Closing Costs	\$	19,350
Appraisal / Inspection / Insurance	\$	600
Utilities / Permits		
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





# TIMELINE

As of September 3, 2019