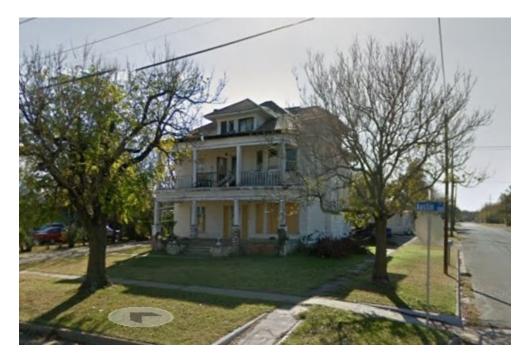
Texas 12

Wichita Falls, TX 76301



12 Cash flowing rental units. 75% rented! Located in close historic downtown Wichita Falls Low crime, working class neighborhood Requires cosmetic updates to rent out additional units.

> Exclusively Presented By: Wenecio Godfrey and Gary Bert Good Stuff Real Estate, LLC

877-700-0577 BrighterPathProperties@gmail.com

Great Income Producing Properties!

Property Street Address:		Presented By:
Property City, State, Zip:	Wichita Falls, TX 76301	Wenecio Godfrey and Gary Bert
Bedrooms:	15	Good Stuff Real Estate, LLC
Baths:	12	877-700-0577
Square Feet:	6,349	
Year Built:	1925	BrighterPathProperties@gmail.com

Property Description:

 \ast 1500 Austin has 7, 1bed/1baths. 2 units being remodeled by current owner.

 \ast 1202 Austin has 4, 2bed/1bath units. 100% occupancy.

* Great Cap rate on this purchase! Will improve even more after renovations!

* Low tenant turnover.

PURCHASE/REHAB ASSUMPTIONS	% of ARV	
After-Repair Value (ARV)	165,000.00	
Purchase Price	112,000.00	68%
Rehab Cost	2,500.00	2%
Total Holding and Closing Costs (not inc. Refi)	11,140.00	7%
Total Financing Costs	17,617.69	11%
Total Project Cost Basis	143,257.69	87%
Total Amount Financed	80,951.50	
Total Cash Committed	62,306.19	

PROJECTED RESULTS			
Projected New Loan Amount (for Refi)	115,500.00	Cash Left in the Deal after Refi 31	,222.69
Closing costs on New Loan	3,465.00	Equity Left in the Deal after Refi 49	9,500.00
Cash-Out at Refi	31,083.50	Monthly Cash Flow (before-tax)	,408.49
Profit at Refi	-	Cash-on-Cash Return (before-tax)	54.13%
*(cash pulled out in excess of investment)		DCR of New Loan	2.77
		Assuming 5.5% Rate and 20 Year Amortization	
Assumed Time to Complete Rehab:	1 Month		
Assumed Time to Complete Refi:	23 Months		
Total Time between Acquisition and Refi:	24 Months		



1500 Austin



1202 Austin

Opportunity to Earn a 10%+ Secured Return!

Property Street Address:		Presented By:
Property City, State, Zip:	Wichita Falls, TX 76301	Wenecio Godfrey and Gary Bert
Bedrooms:	15	Good Stuff Real Estate, LLC
Baths:	12	877-700-0577
Square Feet:	6,349	
Year Built:	1925	BrighterPathProperties@gmail.com

PURCHASE/LOAN ASSUMPTIONS		% of ARV	Timeline Assumptions:	
After-Repair Value (ARV)	\$165,000.00		-	
Purchase Price	\$112,000.00	68%	Time to Complete Rehab:	1 Month
Rehab Cost	\$2,500.00	2%	Time to Complete Refi:	23 Months
Closing/Holding Costs	\$0.00	0%	Total Time:	24 Months
Total Funds Needed:	\$80,150.00	49%		
Points/Interest (Deferred)	\$801.50	0%		
Total Loan Amount *	\$80,951.50	49%		
Points Offered to Lender		1.0%		
Interest Rate Offered to Lender:		10.5%		

Project Description:

* This acquisition makes great financial sense!

- * Current NOI of \$22,036 a year.
- * Cap Rate of 18% at current purchase price.

Other Notes:

- * We will be fixing up the vacant units and making small updates to exisiting units to increase property value.
- * Seeking a secured long term loan or 3-5yrs interest only.*

PROJECTED FINANCIAL RESULTS FOR LENDER:	
Total Interest Income	\$16,816
Points, Fees	\$802
Total Income to Lender	\$17,618
Cash-on-Cash Return (annualized)	10.99%
Internal Rate of Return (annualized)	11.52%





1500 Austin

1202 Austin