

Chatham/Rosemoor Flip

Chicago, IL 60620



Solid brick structure in the Chatham/ Rosemoor area close to public transportation, restaurants, expressway, and a strong retail corridor.

Exclusively Presented By:

Milton Peggs

Castle Building Solutions LLC

312-344-3554

milton.peggsreo@gmail.com

PRIVATE LENDER FUNDING REQUEST (FLIP EXIT)

Chatham/Rosemoor

Property Address:

Property City, State, ZIP:

Chicago, IL 60620

Bedrooms: 3 Baths: 2 SqFt: 1062 Built: 1958

Notes:

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PURCHASE/LOAN ASSUMPTIONS

% of ARV

After-Repair Value (ARV)	134,874.00	
Purchase Price	39,900.00	29.58%
Rehab Costs	20,000.00	14.83%
Closing/Holding Costs	3,990.00	2.96%
Total Funds Needed:	43,890.00	32.54%
Points/Interest (Deferred)	2,700.12	2.00%
Total Loan Amount	47,152.32	34.96%

Timeline Assumptions:

Time to Complete Rehab	3 Months
Time to Complete Sale	3 Months
Total Time:	6 Months

Interest Rate Offered to Lender:

12.00%

Project

I am seeking short-term funding for 3 months at 12% paid at the end of 3 months. Note....the complete rehab and sale of property are simultaneously for a total of 3 months, not 6 months. There is a vetting process involved as well.

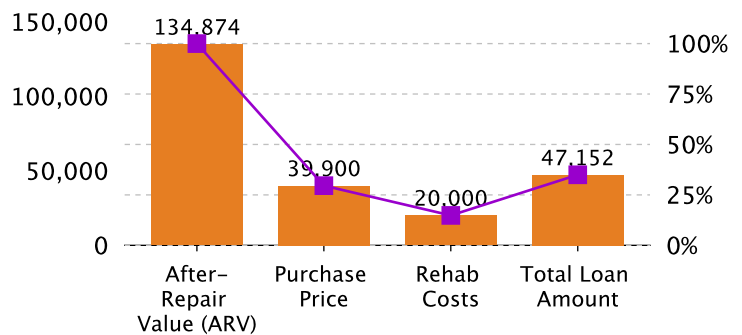
Other Notes:

This project is in conjunction with a non-for-profit organization. Land of Lincoln ventures based in Cheyenne, Wyoming. Thier goal is to provide quality affordable housing in the state of Illinois. They will be providing the additional funds to complete the project and also will provide a guaranteed buyer at the end of 90days. For more info give me a call

Loan to Value Breakdown

PROJECTED FINANCIAL RESULTS FOR LENDER:

Total Interest Income	2,700
Total Income to Lender	2,700
Cash-on-Cash Return (annualized)	12.30%
Internal Rate of Return (annualized)	12.68%



CASH FLOWS TO LENDER (FLIP EXIT)

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Total Interest Income 2,700

Interest Rate Offered to Lender: 12.00%

Total Amount Funded By Lender: 43,890

Total Loan Amount (inc deferred): 47,152

Total 2,700

Cash-on-Cash Return (annual) 12.30%

IRR (annualized) 12.68%

Month	0	1	2	3	4	5	6	7	8
Purchase	(39,900)								
Purchase Closing Costs Funded	(3,990)								
Holding Costs Funded									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)		439	439	439	439	439	439		
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance	(43,890)	(44,329)	(44,772)	(45,220)	(45,672)	(46,129)	(46,590)		
Payback of the Loan							46,590		
Cashflows Out	(43,890)								
Cashflows In							46,590		
Net	(43,890)						46,590		

COMPARABLE SALES REPORT

Chatham/Rosemoor

Property Address:

Property City, State, ZIP:

Chicago, IL 60620

Bedrooms: 3 Baths: 2 SqFt: 1062 Built: 1958

Notes:

Comparables are .5 miles from
subject property and go back 6
months

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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq.Ft.</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>Notes</u>
1. 9118 S Lafayette Ave Chicago IL	3	2	1,200	11/03/2017	133,000	
2. 9208 S Eggleston Ave Chicago IL	3	2	1,012	07/18/2017	139,900	
3. 422 W 95th Pl Chicago IL	3	2	1,120	06/12/2017	157,000	



9118 S Lafayette



9208 S Eggleston



422 W 95th Pl

ADDITIONAL PICTURES

Chatham/ Rosemoor



living/dining combo



living/dining combo



bed 1



bed 2



bed 3



Kitchen



bath 1



basement