

Nashville
1308 Pennock Ave
Nashville TN 37207



Graet Location - Will Sell Fast!

Similar house on same street sold for 180,000 in 13 days (as is)

New Construction on same street just sold for \$240,000

Great Rehab Project

Exclusively Presented By:

Jeff Bennett

NoteAble Investments

189 Berdan Ave #422

Wayne, NJ 07470

201-580-4228

jeff@thenotecoach.com

www.thenotecoach.com

NASHVILLE REHAB!

Property Street Address:	1308 Pennock Ave	<u>Presented By:</u>
Property City, State, Zip:	Nashville TN 37207	Jeff Bennett
Bedrooms:	3	NoteAble Investments
Baths:	2	201-580-4228
Square Feet:	1560	www.thenotecoach.com
Year Built:		jeff@thenotecoach.com

Property Description: Single Family house in hot area of Nashville

Work Needed: Total Rehab is Required
Team is in place and waiting to get started

<u>PURCHASE/REHAB ASSUMPTIONS</u>			<u>PROJECTED RESULTS</u>	
		% of ARV	Projected Resale Price	185,000.00
After-Repair Value (ARV)	190,000.00		Projected Cost of Sale	18,500.00
Purchase Price	49,000.00	26%	Flip Profit	61,000.00
Rehab Cost	55,000.00	29%	ROI	58%
Total Holding and Closing Costs	1,500.00	1%	Annualized ROI	173%
Total Financing Costs	-	0%		
Total Project Cost Basis	105,500.00	56%	<u>Timeline Assumptions:</u>	
Total Amount Financed	-		Time to Complete Rehab:	2 Months
Total Cash Committed	105,500.00		Time to Complete Sale:	2 Months
			Total Time:	4 Months



Caption



Caption



Caption 3



Caption 4

PROJECT CASH FLOW REPORT

Nashville
1308 Pennock Ave
Nashville TN 37207

Jeff Bennett
 NoteAble Investments
 201-580-4228

Month	0	1	2	3	4	5	6	7	8
Purchase	(49,000)								
Purchase Closing Costs	(500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(250)	(250)	(250)	(250)				
Rehab Draws/Expenses	(55,000)								
Interest (Paid or Accrued)		0	0	0	0				
Total Cash Spent in Period	(104,500)	(250)	(250)	(250)	(250)				
Cumulative Cost Basis	(104,500)	(104,750)	(105,000)	(105,250)	(105,500)				
Sale Price					185,000				
Selling Costs					(18,500)				
Flip Profit to Investor (Pre-Tax)					61,000				
Total Cash Committed					105,500				
Return on Cash Investment									

1308 Pennock Ave Nashville TN 37207



Caption



Caption



Caption



Caption



Pic 5



Pic 6



Pic 7



Pic 8