

**10 MEADOW LANE  
DELRAN, NJ 08075**



**Exclusively Presented By:**

**Ron Odom**

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# MARKETING SHEET (FLIP EXIT)

Property Address: <b>10 MEADOW LANE</b> Property City, State, ZIP: <b>DELRAN, NJ 08075</b> Bedrooms: 3 Baths: 2.5 SqFt: 1476 Built: 1995 Notes:	<b>Presented by:</b> <b>Ron Odom</b> Campostella Properties, LLC 8568317154 rono@campostellapropertiesllc.com www.newjerseywholesaler.com
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**Project Description:**

**Additional Notes:**

<b><u>CONTRACT/REHAB ASSUMPTIONS</u></b>			<b><u>PROJECTED RESULTS</u></b>	
		% of ARV		
After-Repair Value (ARV)	216,428.00		Projected Resale Price	216,428.00
<b>Contract Price (Offer Price)</b>	<b>58,833.53</b>	<b>27.18%</b>	Projected Cost of Sale	16,015.67
Rehab Costs	60,000.00	27.72%	<b>Flip Profit</b>	<b>68,766.51</b>
Total Closing and Holding Costs	5,829.00	2.69%	ROI	578.68%
Total Financing Costs	6,983.29	3.23%	Annualized ROI	1736.04%
<b>Total Project Cost Basis</b>	<b>131,645.82</b>	<b>60.83%</b>	<u>Timeline Assumptions</u>	
Total Amount Financed	119,762.47		Time to Complete Rehab	2 Months
Total Cash Committed	11,883.35		Time to Complete Sale	2 Months
			Total Time	4 Months

## CASH FLOW SUMMARY (FLIP EXIT)

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Month	0	1	2	3	4	5	6	7	8
Purchase	(58,834)								
Purchase Closing Costs	(4,329)								
Orig/Disc Points and Loan Closing Costs					(3,209)				
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses	(60,000)								
Interest (Paid or Accrued)		(927)	(930)	(934)	(937)				
Total Cash Spent in Period	(11,883)	0	0	0	0				
Cumulative Cost Basis	(123,163)	(124,465)	(125,778)	(127,102)	(131,646)				
Sale Price					216,428				
Selling Costs					(16,016)				
Flip Profit to Investor (Pre-Tax)					68,767				
Total Cash Committed					11,883				
Return on Cash Investment (annualized)					1736.04%				

# COMPARABLE SALES REPORT

Property Address: <b>10 MEADOW LANE</b> Property City, State, ZIP: <b>DELRAN, NJ 08075</b> Bedrooms: 3 Baths: 2.5 SqFt: 1476 Built: 1995 Notes:	Presented by: Ron Odom Campostella Properties, LLC 8568317154 rono@campostellapropertiesllc.com www.newjerseywholesaler.com
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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>\$/Sq.</u>	<u>Dist</u>	<u>Notes</u>
1. 4 Meadow Ln Delran NJ	0	0	1,476	06/26/2019	237,000	161	0.02	
2. 4 Larkspur Ct Delran NJ	0	0	1,476	10/11/2019	217,500	147	0.06	
3. 7 Woodrush Ct Delran NJ	0	0	1,468	05/16/2019	202,500	138	0.09	
4. 8 Woodcrest Ln Delran NJ	0	0	1,468	02/25/2019	200,000	136	0.09	
5. 7 Larkspur Ct Delran NJ	0	0	1,476	01/04/2019	210,000	142	0.10	
<b>Average</b>					<b>213,400</b>	<b>145</b>		

# Additional Pictures

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