

# DEBT & EQUITY INVESTMENT OPPORTUNITY!

Property Street Address:	<b>1536 Matt Leonard Dr SW</b>	<b><u>Presented By:</u></b>
Property City, State, Zip:	Birmingham AL 35211	<b>Mario Lindor</b>
Bedrooms:	2	Lyndor Holdings
Baths:	1	205-266-3880
Square Feet:	975	www.lyndorholdings.com
Year Built:	1963	marlindor@aol.com

<b><u>PURCHASE/LOAN ASSUMPTIONS</u></b>			<u>% of ARV</u>	<u>Timeline Assumptions:</u>
After-Repair Value (ARV)	\$85,000.00			
Purchase Price	\$33,075.00	39%	Time to Complete Rehab:	3 Months
Rehab Cost	\$10,000.00	12%	Time to Complete Sale:	3 Months
Closing/Holding Costs	\$5,665.00	7%	Total Time:	6 Months
<b>Total Funds Needed:</b>	<b>\$38,740.00</b>	<b>46%</b>		
Points/Interest (Deferred)	\$2,445.78	3%		
Total Loan Amount	\$51,185.78	<b>60%</b>		
<b>Interest Rate Offered to Lender:</b>		<b>13,0%</b>	<b>Profit Split to Lender: 12%</b>	

**Project Description:** This single family requires some LTC to bring it up to date. With kitchen and bathroom updating, interior and exterior painting. Some other cosmetic changes such as bringing the flooring up to standards; and with some landscaping changes, will definitely make this property the "talk of the town".

<b><u>PROJECTED FINANCIAL RESULTS FOR LENDER:</u></b>	
Total Interest Income	<b>\$2,446</b>
Points, Fees	<b>\$0</b>
Profit Split	<b>\$3,428</b>
<b>Total Income to Lender</b>	<b>\$5,873</b>
Cash-on-Cash Return (annualized)	<b>30,32%</b>
Internal Rate of Return (annualized)	<b>34,67%</b>



Caption



Caption