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CASHFLOW LINKS

Overview

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Flip Analysis

Square Feet	1,620
Sale Price	\$125,000
Purchase Price	\$52,000

Holding Period

	Profit
Instant Flip	\$24,460
1 month	\$25,560
2 months	\$26,661
3 months	\$27,761
6 months	\$31,062
9 months	\$34,363
12 months	\$37,664



Flip Analysis

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Purchase Info	
Purchase Price	\$52,000
+ Buying Costs	\$1,040
+ Improvement Costs	\$45,000
= Initial Cash Invested	\$98,040
Square Feet	1,620
Cost per Square Foot	\$32
Monthly Rent per Square Foot	\$0.74

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
- Selling Costs	-\$2,500	-\$2,500	-\$2,500	-\$2,500	-\$2,500	-\$2,500	-\$2,500
- Improvement Costs	-\$45,000	-\$45,000	-\$45,000	-\$45,000	-\$45,000	-\$45,000	-\$45,000
- Holding Costs	-\$0	\$1,100	\$2,201	\$3,301	\$6,602	\$9,903	\$13,204
- Buying Costs	-\$1,040	-\$1,040	-\$1,040	-\$1,040	-\$1,040	-\$1,040	-\$1,040
- Purchase Price	-\$52,000	-\$52,000	-\$52,000	-\$52,000	-\$52,000	-\$52,000	-\$52,000
= Profit	\$24,460	\$25,560	\$26,661	\$27,761	\$31,062	\$34,363	\$37,664
Return on Investment	25%	26%	27%	28%	32%	35%	38%

Holding Costs	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Rent	\$0	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Cleaning & Maintenance	\$0	-\$35	-\$35	-\$35	-\$35	-\$35	-\$35
Insurance	\$0	-\$22	-\$22	-\$22	-\$22	-\$22	-\$22
Taxes	\$0	-\$43	-\$43	-\$43	-\$43	-\$43	-\$43
Monthly Cash Flow	\$0	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100
Cumulative Cash Flow	-\$0	\$1,100	\$2,201	\$3,301	\$6,602	\$9,903	\$13,204

Photos

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