



Grandview

CASHFLOW LINKS

Overview

Grandview



Flip Analysis	
Square Feet	1,399
Sale Price	\$123,900
Purchase Price	\$75,000

Holding Period	Profit
Instant Flip	\$17,108
1 month	\$18,037
2 months	\$18,966
3 months	\$19,895
6 months	\$22,682
9 months	\$25,470
12 months	\$28,258



We just completed a flip around the corner. Solid B neighborhood.

Excellent retail flip or cash out refi property.

Flip Analysis

Grandview



Purchase Info	
Purchase Price	\$75,000
+ Buying Costs	\$1,500
+ Improvement Costs	\$21,000
= Initial Cash Invested	\$97,500
Square Feet	1,399
Cost per Square Foot	\$54
Monthly Rent per Square Foot	\$0.79

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$123,900	\$123,900	\$123,900	\$123,900	\$123,900	\$123,900	\$123,900
- Selling Costs	-\$9,292	-\$9,292	-\$9,292	-\$9,292	-\$9,292	-\$9,292	-\$9,292
- Improvement Costs	-\$21,000	-\$21,000	-\$21,000	-\$21,000	-\$21,000	-\$21,000	-\$21,000
- Holding Costs	-\$0	\$929	\$1,858	\$2,788	\$5,575	\$8,362	\$11,150
- Buying Costs	-\$1,500	-\$1,500	-\$1,500	-\$1,500	-\$1,500	-\$1,500	-\$1,500
- Purchase Price	-\$75,000	-\$75,000	-\$75,000	-\$75,000	-\$75,000	-\$75,000	-\$75,000
= Profit	\$17,108	\$18,037	\$18,966	\$19,895	\$22,682	\$25,470	\$28,258
Return on Investment	18%	18%	19%	20%	23%	26%	29%

Holding Costs	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Rent	\$0	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100
Cleaning & Maintenance	\$0	-\$50	-\$50	-\$50	-\$50	-\$50	-\$50
Insurance	\$0	-\$58	-\$58	-\$58	-\$58	-\$58	-\$58
Taxes	\$0	-\$62	-\$62	-\$62	-\$62	-\$62	-\$62
Monthly Cash Flow	\$0	\$929	\$929	\$929	\$929	\$929	\$929
Cumulative Cash Flow	-\$0	\$929	\$1,858	\$2,788	\$5,575	\$8,362	\$11,150

Photos

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