

Gerrard dr
2002 gerrard
Indianapolis, IN



Overview

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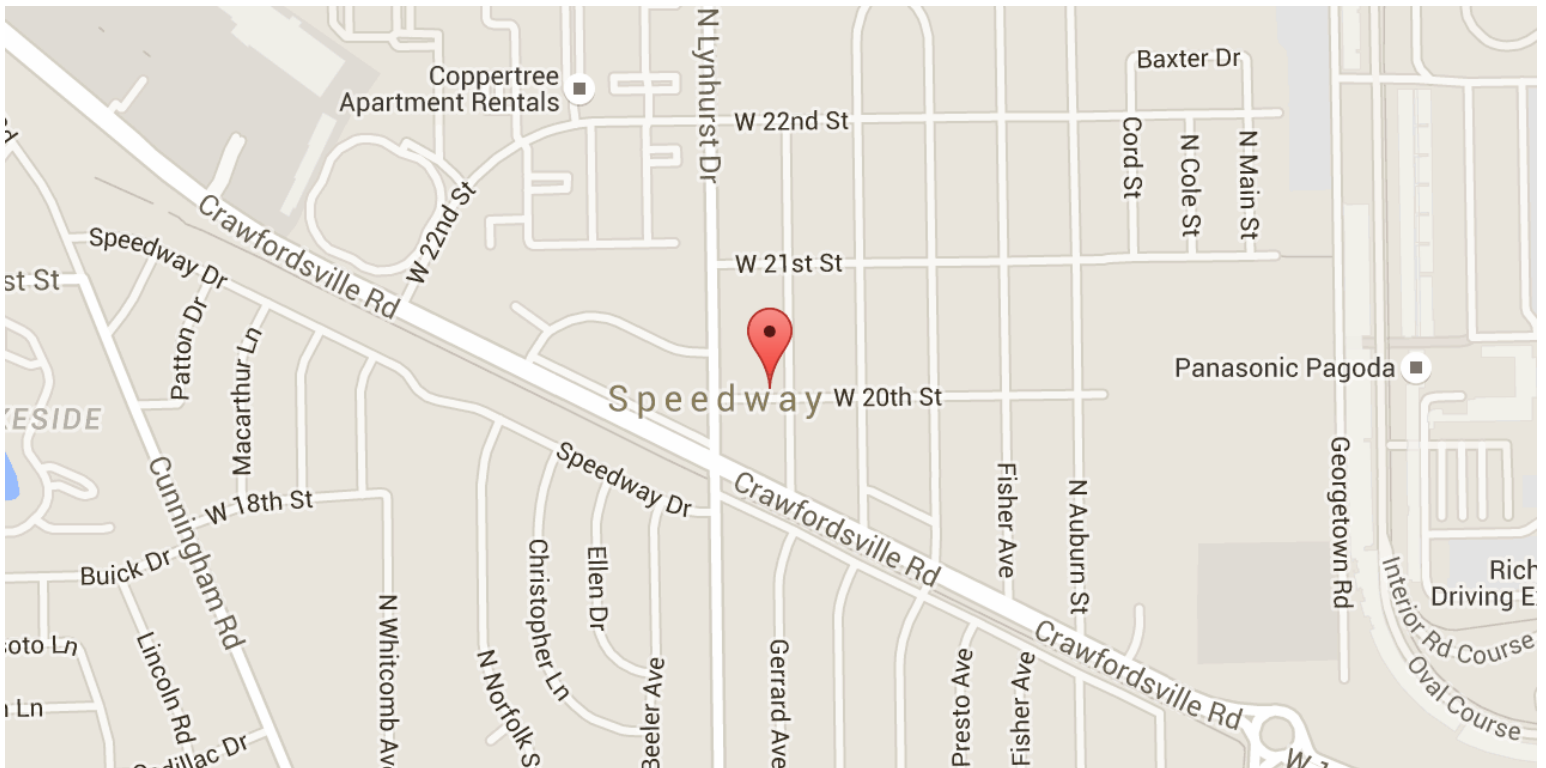
Flip Analysis

Square Feet	909
Sale Price	\$85,000
Purchase Price	\$54,000

Holding Period

	Profit
Instant Flip	\$20,920
1 month	\$21,570
2 months	\$22,220
3 months	\$22,870
6 months	\$24,820
9 months	\$26,770
12 months	\$28,720

Fix and flip or buy and refi cash out



Flip Analysis

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Purchase Info	
Purchase Price	\$54,000
+ Buying Costs	\$1,080
+ Improvement Costs	\$6,000
= Initial Cash Invested	\$61,080
Square Feet	909
Cost per Square Foot	\$59
Monthly Rent per Square Foot	\$0.85

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000
- Selling Costs	-\$3,000	-\$3,000	-\$3,000	-\$3,000	-\$3,000	-\$3,000	-\$3,000
- Improvement Costs	-\$6,000	-\$6,000	-\$6,000	-\$6,000	-\$6,000	-\$6,000	-\$6,000
- Holding Costs	-\$0	\$650	\$1,300	\$1,950	\$3,900	\$5,850	\$7,800
- Buying Costs	-\$1,080	-\$1,080	-\$1,080	-\$1,080	-\$1,080	-\$1,080	-\$1,080
- Purchase Price	-\$54,000	-\$54,000	-\$54,000	-\$54,000	-\$54,000	-\$54,000	-\$54,000
= Profit	\$20,920	\$21,570	\$22,220	\$22,870	\$24,820	\$26,770	\$28,720
Return on Investment	34%	35%	36%	37%	41%	44%	47%

Holding Costs	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Rent	\$0	\$775	\$775	\$775	\$775	\$775	\$775
Cleaning & Maintenance	\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Insurance	\$0	-\$58	-\$58	-\$58	-\$58	-\$58	-\$58
Taxes	\$0	-\$67	-\$67	-\$67	-\$67	-\$67	-\$67
Monthly Cash Flow	\$0	\$650	\$650	\$650	\$650	\$650	\$650
Cumulative Cash Flow	-\$0	\$650	\$1,300	\$1,950	\$3,900	\$5,850	\$7,800