

# Property Report

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## Doris

Doris  
Indianapolis, IN 46214

**CASHFLOW** LINKS

# Overview

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### Flip Analysis

Square Feet	1,421
Sale Price	\$95,000
Purchase Price	\$68,500

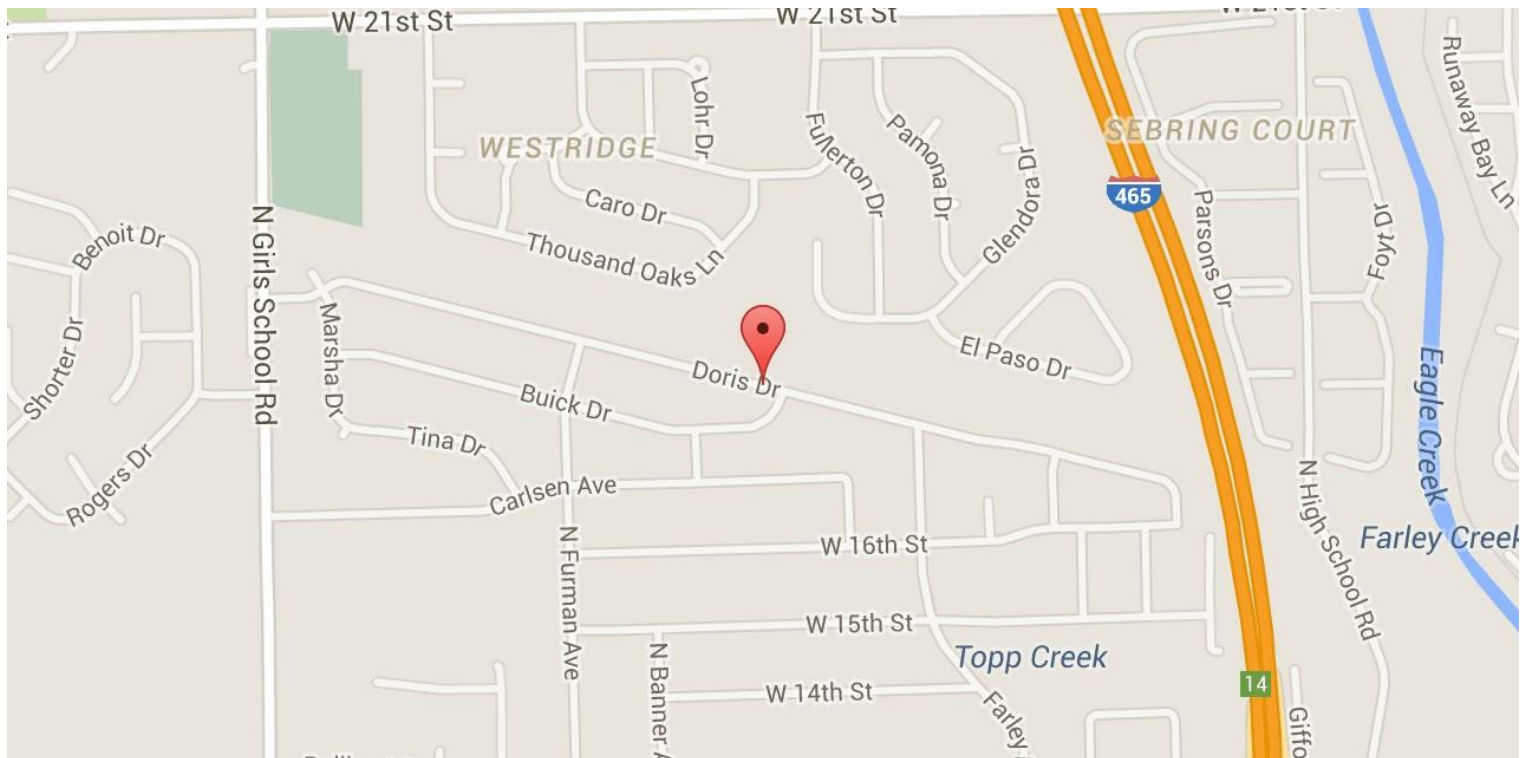
### Holding Period

Holding Period	Profit
Instant Flip	\$11,150
1 month	\$11,993
2 months	\$12,836
3 months	\$13,679
6 months	\$16,208
9 months	\$18,736
12 months	\$21,265



## RETAIL FLIP BREAKDOWN

- Rehab 12k
- \$81,000 cash invested
- \$95,000 sale price
- \$16,208 profit or 20 percent return



# Flip Analysis

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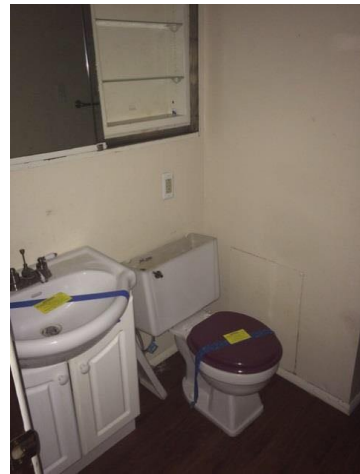
Purchase Info	
Purchase Price	\$68,500
+ Buying Costs	\$500
+ Improvement Costs	\$12,000
<b>= Initial Cash Invested</b>	<b>\$81,000</b>
Square Feet	1,421
Cost per Square Foot	\$48
Monthly Rent per Square Foot	\$0.67

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000
- Selling Costs	-\$2,850	-\$2,850	-\$2,850	-\$2,850	-\$2,850	-\$2,850	-\$2,850
- Improvement Costs	-\$12,000	-\$12,000	-\$12,000	-\$12,000	-\$12,000	-\$12,000	-\$12,000
- Holding Costs	-\$0	\$843	\$1,686	\$2,529	\$5,058	\$7,586	\$10,115
- Buying Costs	-\$500	-\$500	-\$500	-\$500	-\$500	-\$500	-\$500
- Purchase Price	-\$68,500	-\$68,500	-\$68,500	-\$68,500	-\$68,500	-\$68,500	-\$68,500
<b>= Profit</b>	<b>\$11,150</b>	<b>\$11,993</b>	<b>\$12,836</b>	<b>\$13,679</b>	<b>\$16,208</b>	<b>\$18,736</b>	<b>\$21,265</b>
<b>Return on Investment</b>	<b>14%</b>	<b>15%</b>	<b>16%</b>	<b>17%</b>	<b>20%</b>	<b>23%</b>	<b>26%</b>

Holding Costs	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Rent	\$0	\$950	\$950	\$950	\$950	\$950	\$950
Cleaning & Maintenance	\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Insurance	\$0	-\$50	-\$50	-\$50	-\$50	-\$50	-\$50
Taxes	\$0	-\$57	-\$57	-\$57	-\$57	-\$57	-\$57
<b>Monthly Cash Flow</b>	<b>\$0</b>	<b>\$843</b>	<b>\$843</b>	<b>\$843</b>	<b>\$843</b>	<b>\$843</b>	<b>\$843</b>
<b>Cumulative Cash Flow</b>	<b>-\$0</b>	<b>\$843</b>	<b>\$1,686</b>	<b>\$2,529</b>	<b>\$5,058</b>	<b>\$7,586</b>	<b>\$10,115</b>

# Photos

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