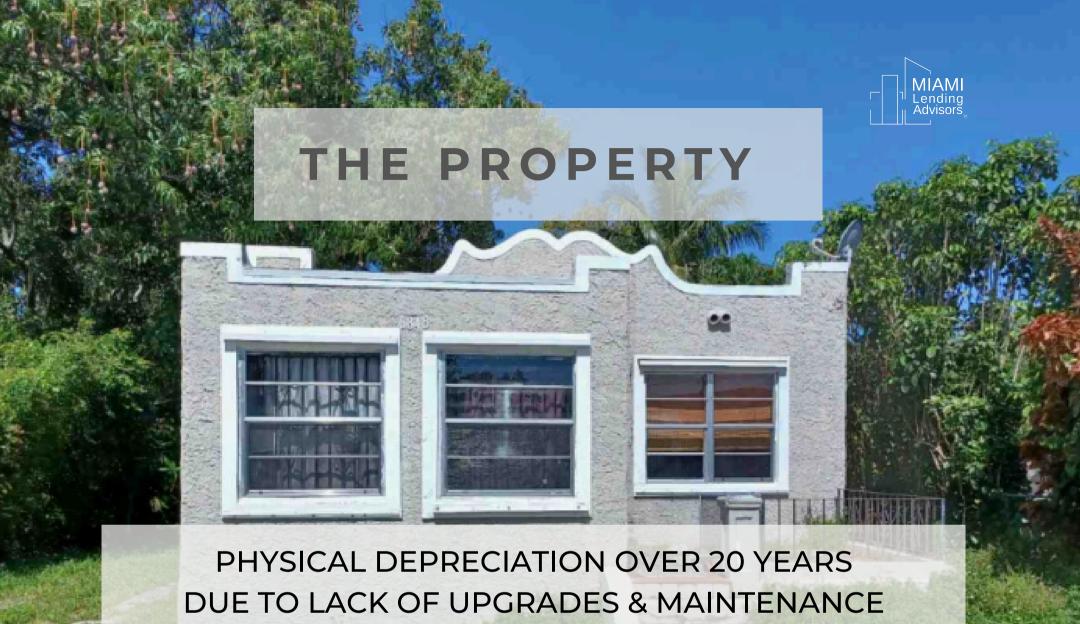
CASE STUDY



REHAB LOAN FIX AND FLIP FINANCING



SINGLE FAMILY HOME NORTH MIAMI - FLORIDA



2 BEDS, 1 BATHS BUILT 1944 992 SQFT LIVING SPACE / 4,185 SQFT LOT

Purchase price \$315,000 Rehab budget \$160,000 Soft costs \$20,000 Value after repairs \$700,000



THE CLIENTS BORROWERS

REAL ESTATE INVESTORS

Purchased under corporate name Group international buyers No social security or income in USA

LOAN PROGRAM

MIAMI

REHAB FIX AND FLIP

PURCHASE PRICE + BUDGET \$475,000 Loan Amount 80% \$380,000 Down Payment 20% \$95,000 Interest rate 10.75%

12 MONTH TERM INTEREST ONLY MONTHLY PAYMENTS



INVESTMENT FROM BUYER

- DOWN PAYMENT \$ 95,000
 - SOFT COSTS \$ 20,000
 - CLOSING COSTS \$ 21,900
- HOME INSURANCE \$ 5,000
- PROPERTY TAXES \$ 3,900
- INTEREST PAYMENT \$ 40,000
- INVESTMENT IN 1 YEAR \$185,800

EXPECTED PROCEEDS

SALES PRICE BASED ON AFTER REPAIR VALUE \$ 700,000 INVESTMENT IN 1 YEAR \$ (185,800) LOAN RE-PAYMENT \$ (380,000) GROSS GAIN \$ 134,200

CASH ON CASH EXPECTED RETURN

\$134,200 / \$185,500 = 72% ON INVESTED CASH





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