

**PUT FINISHING TOUCHES EASY FIX AND FLIP**

## **SOLID BRICK BUILT BUNGALOW**

**1029 N Ault St  
Moberly, MO 65270**



**This 2 bedroom 1 bath brick bungalow is in the final stages a beautiful fix and flip. A new roof was done in 2017. Remodeled and updated throughout, there is not much left to make it market ready. Some appliances included. All rehab materials onsite convey with the property.**

**Exclusively Presented By:**

**KC Foster**

**Home Equity Protection Services**

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## Return on Investment (Flip Exit)

Property Address: <b>1029 N Ault St</b> Property City, State, ZIP: <b>Moberly, MO 65270</b> Bedrooms: 2 Baths: 1 Sq. Feet: 1073 Built: 1940 Notes: Finishing this home requires installing a few doors, repairing and painting the outside porch ceiling and new carpet.	<b>Presented by:</b> <b>KC Foster</b> Home Equity Protection Services 1-877-906-5780 kcfoster@utsclaims.com www.utsclaims.com	
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**Project Description:** Finishing this home requires installing a few doors, repairing and painting the outside porch ceiling and new carpet. All fixes are capable of being done by a savvy handyman.

**Additional Notes:** A large detached two car garage sits to the right of the driveway. A brick fire pit sits in the backyard for those summer BBQ days and family gatherings.

### PURCHASE/REHAB ASSUMPTIONS

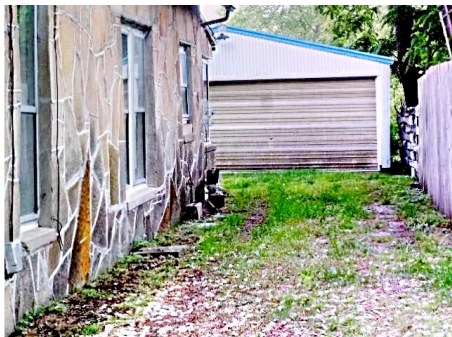
		% of ARV
After-Repair Value (ARV)	80,000.00	
<b>Purchase Price (Offer Price)</b>	<b>43,000.00</b>	<b>53.75%</b>
Rehab Costs	2,500.00	3.13%
Total Closing and Holding Costs	2,000.00	2.50%
Total Financing Costs	0.00	0.00%
<b>Total Project Cost Basis</b>	<b>47,500.00</b>	<b>59.38%</b>
Total Amount Financed	0.00	
Total Cash Committed	47,500.00	

### PROJECTED RESULTS

Projected Resale Price	80,000.00
Projected Cost of Sale	5,600.00
<b>Flip Profit</b>	<b>26,900.00</b>
ROI	56.63%
Annualized ROI	169.89%

### Timeline Assumptions

Time to Complete Rehab	2 Months
Time to Complete Sale	2 Months
<b>Total Time</b>	<b>4 Months</b>



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## CASH FLOW SUMMARY (FLIP EXIT)

<b>1029 N Ault St</b> <b>Moberly, MO 65270</b>	<b>KC Foster</b> <b>Home Equity Protection Services</b> <b>1-877-906-5780</b>
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Month	0	1	2	3	4	5	6	7	8
Purchase	(43,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(125)	(125)	(125)	(125)				
Rehab Draws/Expenses	(2,500)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(47,000)	(125)	(125)	(125)	(125)				
Cumulative Cost Basis	(47,000)	(47,125)	(47,250)	(47,375)	(47,500)				
Sale Price						80,000			
Selling Costs						(5,600)			
Flip Profit to Investor (Pre-Tax)						26,900			
Total Cash Committed						47,500			
Return on Cash Investment (annualized)						169.89%			



## Most Recent Comparable Sales

Property Address: **1029 N Ault St**  
 Property City, State, ZIP: **Moberly, MO 65270**  
 Bedrooms: 2 Baths: 1 Sq. Feet: 1073 Built: 1940  
 Notes:

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	<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>\$/Sq.</u>	<u>Dist</u>	<u>Notes</u>
1.	419 Chandler St. Moberly, MO 65270	2	1	1,148	01/29/2021	86,000	75		
2.	548 Fulton Ave Moberly 65270	2	1	864	05/06/2021	73,000	84		
3.	814 Sinnock Ave Moberly 65270	2	1	1,008	11/10/2020	79,000	78		
4.	512 Madison Ave Moberly 65270	2	1	962	10/14/2020	66,000	69		
<b>Average</b>						<b>76,000</b>	<b>77</b>		



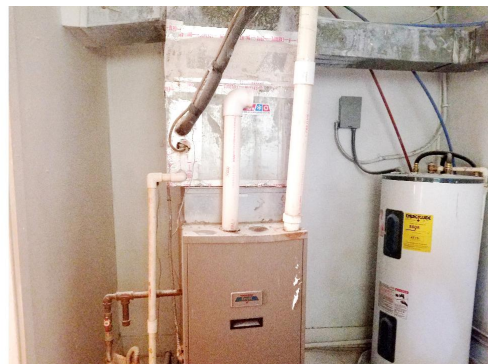
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## Additional Photos



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## Additional Pictures



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