

**Two Story Final Touches Fix & Flip or Hold For Cashflow**  
**MINIMAL EFFORT MAXIMUM RETURN IN NICE**  
**NEIGHBORHOOD**

**110 S Garfield St..**

**Lynn, IN 47355**



**Exclusively Presented By:**

**KC Foster**

**Home Equity Protection Services**

**14419 Greenwood Ave. N., Ste A-374, A - 374**

**Seattle**

**877-906-5780**

**[kcfoster@utsclaims.com](mailto:kcfoster@utsclaims.com)**

**[www.utsclaims.com](http://www.utsclaims.com)**



**EASY FIX AND FLIP WHOLESALE DEAL IN LYNN INDIANA**

## MARKETING SHEET (FLIP EXIT)

Property Address: **110 S Garfield St..**  
 Property City, State, ZIP: **Lynn, IN 47355**  
 Bedrooms: 3 Baths: 1 Sq. Feet: 1549 Built: 1890  
 Notes:

**Presented by:**

**KC Foster**

Home Equity Protection Services

877-906-5780

kcfoster@utsclaims.com

www.utsclaims.com

**Project Description:** This 3 bedroom 1 bath two story home boasting over 1,500 sq.ft. is located in a desirable neighborhood in Lynn IN will not take much to make highly profitable. It requires a fresh coat of paint, new carpet or laminate flooring and a few updates to make marketable.

**Additional Notes:**

**PURCHASE/REHAB ASSUMPTIONS**

		% of ARV
After-Repair Value (ARV)	85,000.00	
<b>Purchase Price (Offer Price)</b>	<b>25,000.00</b>	<b>29.41%</b>
Rehab Costs	12,500.00	14.71%
Total Closing and Holding Costs	2,500.00	2.94%
Total Financing Costs	0.00	0.00%
<b>Total Project Cost Basis</b>	<b>40,000.00</b>	<b>47.06%</b>
Total Amount Financed	0.00	
Total Cash Committed	40,000.00	

**PROJECTED RESULTS**

Projected Resale Price	85,000.00
Projected Cost of Sale	5,950.00
<b>Flip Profit</b>	<b>39,050.00</b>
ROI	97.63%
Annualized ROI	390.50%

**Timeline Assumptions**

Time to Complete Rehab	1 Month
Time to Complete Sale	2 Months
Total Time	3 Months



EASY FIX AND FLIP WHOLESALE DEAL IN LYNN INDIANA

## CASH FLOW SUMMARY (FLIP EXIT)

**110 S Garfield St..  
Lynn, IN 47355**

**KC Foster  
Home Equity Protection Services  
877-906-5780**

Month	0	1	2	3	4	5	6	7	8
Purchase	(25,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(333)	(333)	(333)					
Rehab Draws/Expenses	(12,500)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(39,000)	(333)	(333)	(333)					
Cumulative Cost Basis	(39,000)	(39,333)	(39,667)	(40,000)					
Sale Price				85,000					
Selling Costs				(5,950)					
Flip Profit to Investor (Pre-Tax)				39,050					
Total Cash Committed				40,000					
Return on Cash Investment (annualized)				390.50%					

# COMPARABLE SALES REPORT

Property Address: **110 S Garfield St..**  
 Property City, State, ZIP: **Lynn, IN 47355**  
 Bedrooms: 3 Baths: 1 Sq. Feet: 1549 Built: 1890  
 Notes:

Presented by:  
 KC Foster  
 Home Equity Protection Services  
 877-906-5780  
 kcfoster@utsclaims.com  
 www.utsclaims.com

	<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.	207 Enterprise St, Lynn, IN 47355	3	2	1,344	08/27/2020	74,000	55		
2.	309 E Sherman St, Lynn, IN 47355	3	1	1,344	03/15/2021	101,000	75		
3.	408 W Sherman St, Lynn, IN 47355	3	1.5	1,392	01/22/2021	67,700	49		
4.	705 Westwood Dr, Lynn, IN 47355	3	1.5	1,397	02/01/2021	97,000	69		

**Average**

**84,925 62**

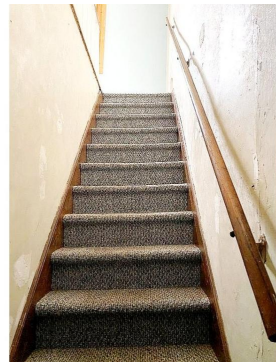


EASY FIX AND FLIP WHOLESALERS DEAL IN LYNN INDIANA



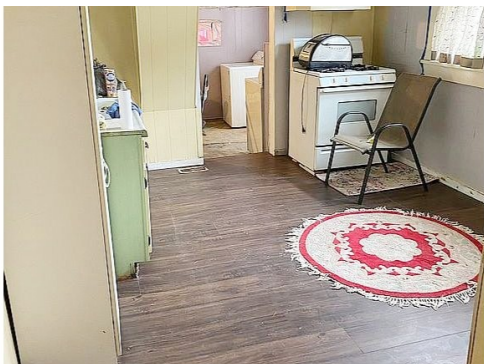
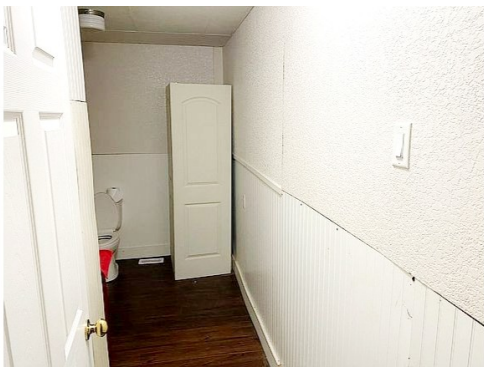
## Additional Pictures

**110 South Garfield St., Lynn IN 47355**



**EASY FIX AND FLIP WHOLESALEREAL DEAL IN LYNN INDIANA**

## Additional Pictures



EASY FIX AND FLIP WHOLESALEREAL DEAL IN LYNN INDIANA