

# Executive Summary

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## Bank Owned - REO



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Decatur GA 30037

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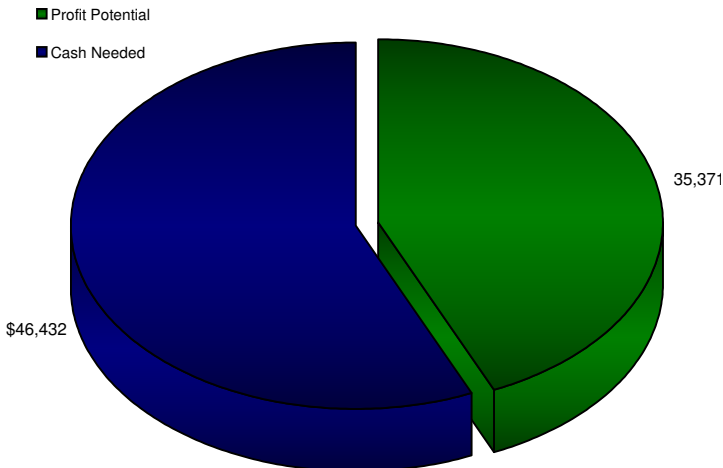
### Financial Information



Estimated Project Completion Date	<b>Month 6</b>
<b>Projected After-Repair Value Sales Price</b>	<b>\$ 299,000</b>
Estimated Selling Expenses	(20,930)
Cumulative Rehab Costs & Holding Expenses	(19,129)
Income Tax Benefit (Cost) from Sale	(18,570)
Asking Price & Closing Costs	(205,000)
<b>Total Potential Profit</b>	<b>\$ 35,371</b>
Total Cash on Cash Return b/f Taxes	116.17%
Total Cash on Cash Return a/t Taxes	76.18%
<b>Cash Needed for Investment</b>	<b>\$46,432</b>

### Financial Breakout

### Summary Description & Notes



**Easy rehab and sell! Great location and this needs little work to be done to this beauty. Just a little TLC and this will sell fast.**

**We don't think it will take 6 months to turn this property, even if it did, we project a healthy profit of over \$38,000 with little to no effort.**

**Disclaimer: All Information Presented is Believed to be Accurate.**

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