

Bank Owned - REO

1463 Leland Dr
Decatur GA 30037

Cash Flow Analysis



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Profit / Loss	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Projected After-Repair Sale Value	\$ 299,000	\$ 299,000	\$ 299,000	\$ 299,000	\$ 299,000	\$ 299,000
FMV Adjustment Option (+/-)	-	-	-	-	-	-
Adj Projected After-Repair Sale Value	\$ 299,000	\$ 299,000	\$ 299,000	\$ 299,000	\$ 299,000	\$ 299,000
Selling Expenses	(20,930)	(20,930)	(20,930)	(20,930)	(20,930)	(20,930)
Income Tax Benefit (Cost) from Sale	(21,677)	(20,229)	(19,711)	(19,331)	(18,950)	(18,570)
Cumulative Rehab & Holding Expenses	(9,315)	(13,674)	(15,338)	(16,602)	(17,865)	(19,129)
Initial Purchase Price	\$ (205,000)	\$ (205,000)	\$ (205,000)	\$ (205,000)	\$ (205,000)	\$ (205,000)
Total Profit (Loss) if Sold by Month End	\$ 42,078	\$ 39,167	\$ 38,021	\$ 37,138	\$ 36,255	\$ 35,371
Cumulative Funds Needed/Used	\$ 50,447	\$ 49,644	\$ 48,841	\$ 48,038	\$ 47,235	\$ 46,432
Total Cash on Cash Return b/f Income Taxes	126.38%	119.64%	118.20%	117.55%	116.87%	116.17%
Total Cash on Cash Return a/t Income Taxes	83.41%	78.90%	77.85%	76.75%	76.75%	76.18%

Projected Cash Generated

Net Proceeds from Sale	\$ 278,070	\$ 278,070	\$ 278,070	\$ 278,070	\$ 278,070	\$ 278,070
Additional Rehab Loan Draws	8,095	11,195	11,595	11,595	11,595	11,595
Initial Loan Payoff	(153,750)	(153,750)	(153,750)	(153,750)	(153,750)	(153,750)
Rehab Loan Payoff	(8,095)	(11,195)	(11,595)	(11,595)	(11,595)	(11,595)
Cumulative Rehab & Holding Expenses	(9,315)	(13,674)	(15,338)	(16,602)	(17,865)	(19,129)
Income Tax Benefit (Cost) from Sale	(21,677)	(20,229)	(19,711)	(19,331)	(18,950)	(18,570)
Initial Cash Investment	(51,250)	(51,250)	(51,250)	(51,250)	(51,250)	(51,250)
Total Profit (Loss) if Sold by Month End	\$ 42,078	\$ 39,167	\$ 38,021	\$ 37,138	\$ 36,255	\$ 35,371

Rehab, Expenses & Holding Costs

Rehab Costs from Schedule	\$ (8,095)	\$ (3,100)	\$ (400)			
Other Monthly Expenses	(147)	(147)	(147)	(147)	(147)	(147)
Mortgage Payments - 1st Mortgage	(1,922)	(1,922)	(1,922)	(1,922)	(1,922)	(1,922)
Interest Expense - Rehab Costs	(101)	(140)	(145)	(145)	(145)	(145)
Rental Income (if any)	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950
Monthly Net Out Flow	\$ (9,315)	\$ (4,359)	\$ (1,664)	\$ (1,264)	\$ (1,264)	\$ (1,264)
Cumulative Rehab & Holding Costs	\$ (9,315)	\$ (13,674)	\$ (15,338)	\$ (16,602)	\$ (17,865)	\$ (19,129)

Each month is a separate profit calculation assuming the property sale occurs in that month.