



Jenson Foreclosure

2233 Main St
Atlanta GA 30304

- Fact # 1 About This Wonderful Property
- Fact # 2 About This Wonderful Property
- Fact # 3 About This Wonderful Property
- Fact # 4 About This Wonderful Property
- Fact # 5 About This Wonderful Property

Douglas Rutherford, CPA
866-290-4183
CashFlowAnalyzer@Rentalssoftware.com



Investment Rehabbers Inc.
375 Rockbridge Rd Ste 172
Lilburn GA 30047

Executive Summary

Jenson Foreclosure

Douglas Rutherford, CPA
866-290-4183
CashFlowAnalyzer@Rentalsoftware.com



2233 Main St
Atlanta GA 30304

Investment Rehabbers Inc.
866-290-4183
www.RentalSoftware.com

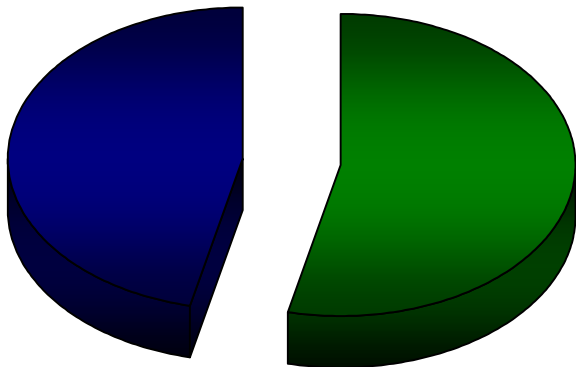
375 Rockbridge Rd Ste 172
Lilburn GA 30047

Financial Information

Estimated Project Completion Date	Month 6
Projected After-Repair Value Sales Price	\$ 175,000
Estimated Selling Expenses	(14,000)
Cumulative Rehab Costs & Holding Expenses	(15,074)
Income Tax Benefit (Cost) from Sale	(10,419)
Asking Price & Closing Costs	(110,000)
Funds Needed	\$ 22,000
TOTAL CASH Profit on FLIP	\$ 25,508
Total Cash on Cash Return b/f Taxes	163.30%
Total Cash on Cash Return a/t Taxes	115.94%

Financial Breakout

■ Profit Potential
■ Cash Needed



Summary Description & Notes

Type or cut & paste your summary and/or notes in this box.

Disclaimer: All Information Presented is Believed to be Accurate.

The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making any purchases of real estate.

Cash Flow Analysis



FLIP PROFIT / LOSS	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Projected After-Repair Value	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000
FMV Adjustment Option (+/-)	-	-	-	-	-	-
Adj Projected After-Repair Value	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000
Selling Expenses	(14,000)	(14,000)	(14,000)	(14,000)	(14,000)	(14,000)
Income Tax Benefit (Cost) from Sale	(13,183)	(12,347)	(10,880)	(10,722)	(10,569)	(10,419)
Cumulative Rehab & Holding Expenses	(7,717)	(12,774)	(19,992)	(22,709)	(25,426)	(28,143)
Interest Expense - Rehab Costs (<i>if financed</i>)	(29)	(72)	(141)	(210)	(279)	(348)
Equity Generated from Monthly Payments	2,204	4,421	6,650	8,893	11,149	13,417
Initial Purchase Price	\$ (110,000)	\$ (110,000)	\$ (110,000)	\$ (110,000)	\$ (110,000)	\$ (110,000)
TOTAL CASH Profit (Loss) on FLIP	\$ 32,275	\$ 30,228	\$ 26,638	\$ 26,252	\$ 25,875	\$ 25,508
Cumulative Funds Needed/Used	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000
Total Cash on Cash Return b/f Taxes	206.62%	193.52%	170.53%	168.06%	165.65%	163.30%
Total Cash on Cash Return a/t Taxes	146.70%	137.40%	121.08%	117.61%	117.61%	115.94%

NET CASH GENERATED

Net Proceeds from Sale	\$ 161,000	\$ 161,000	\$ 161,000	\$ 161,000	\$ 161,000	\$ 161,000
Debt Payoff	(85,796)	(83,579)	(81,350)	(79,107)	(76,851)	(74,583)
Cumulative Rehab & Holding Expenses	(7,717)	(12,774)	(19,992)	(22,709)	(25,426)	(28,143)
Interest Expense - Rehab Costs (<i>if financed</i>)	(29)	(72)	(141)	(210)	(279)	(348)
Income Tax Benefit (Cost) from Sale	(13,183)	(12,347)	(10,880)	(10,722)	(10,569)	(10,419)
Initial Cash Investment	(22,000)	(22,000)	(22,000)	(22,000)	(22,000)	(22,000)
TOTAL CASH Profit (Loss) on FLIP	\$ 32,275	\$ 30,228	\$ 26,638	\$ 26,252	\$ 25,875	\$ 25,508

REHAB COSTS & HOLDING EXPENSES

REHAB Costs from Schedule	\$ (5,000)	\$ (2,340)	\$ (4,500)			
Other Monthly Expenses						
Mortgage Payments - 1st Mortgage	(2,717)	(2,717)	(2,717)	(2,717)	(2,717)	(2,717)
Monthly Net Cash Out Flow	\$ (7,717)	\$ (5,057)	\$ (7,217)	\$ (2,717)	\$ (2,717)	\$ (2,717)
Cumulative REHAB & Holding Costs	\$ (7,717)	\$ (12,774)	\$ (19,992)	\$ (22,709)	\$ (25,426)	\$ (28,143)

Jenson Foreclosure

2233 Main St

Atlanta GA 30304

Income Tax Analysis

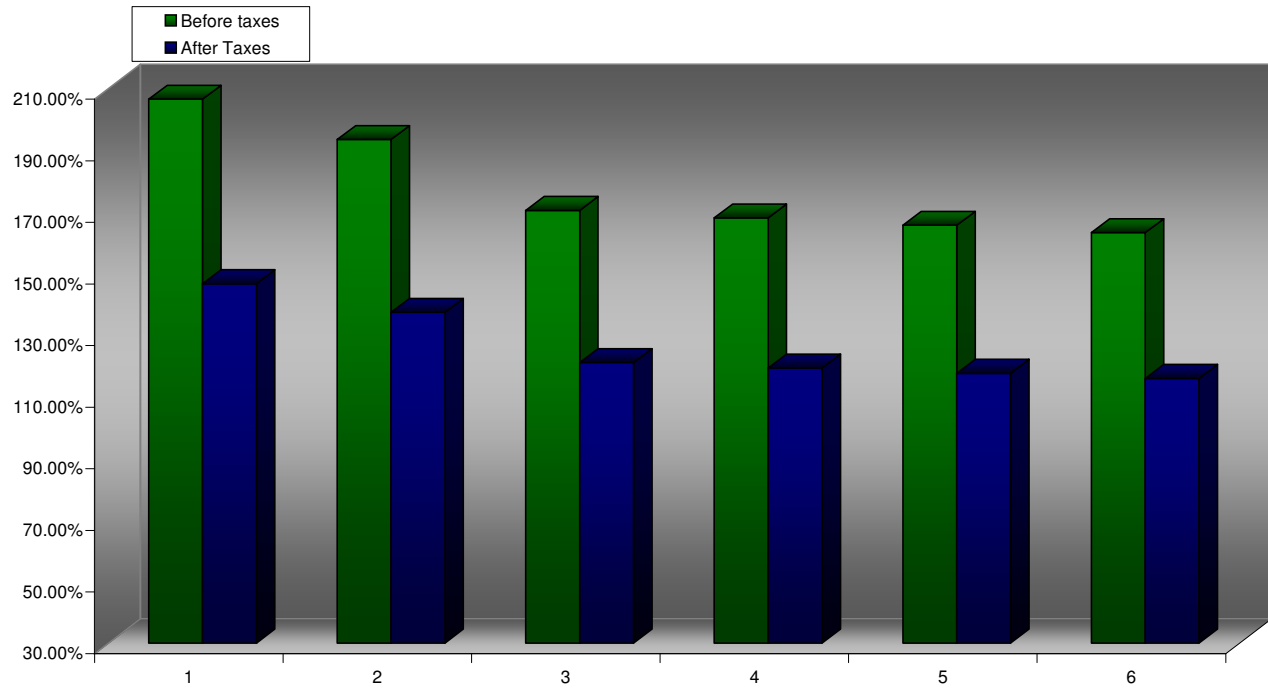


Douglas Rutherford, CPA
866-290-4183

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Projected Sales Price	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000
Estimated Selling Expenses	(14,000)	(14,000)	(14,000)	(14,000)	(14,000)	(14,000)
Cumulative Improvements Made	(5,000)	(7,340)	(11,840)	(11,840)	(11,840)	(11,840)
Interest Expense	(542)	(1,086)	(1,642)	(2,186)	(2,717)	(3,234)
Original Cost of Property	(110,000)	(110,000)	(110,000)	(110,000)	(110,000)	(110,000)
Taxable Gain (Loss) on Property Sale	<u>\$ 45,458</u>	<u>\$ 42,574</u>	<u>\$ 37,518</u>	<u>\$ 36,974</u>	<u>\$ 36,443</u>	<u>\$ 35,926</u>
Combined Federal & State Tax Rate	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
Tax (Expense) Benefit from Sale	<u>(13,183)</u>	<u>(12,347)</u>	<u>(10,880)</u>	<u>(10,722)</u>	<u>(10,569)</u>	<u>(10,419)</u>



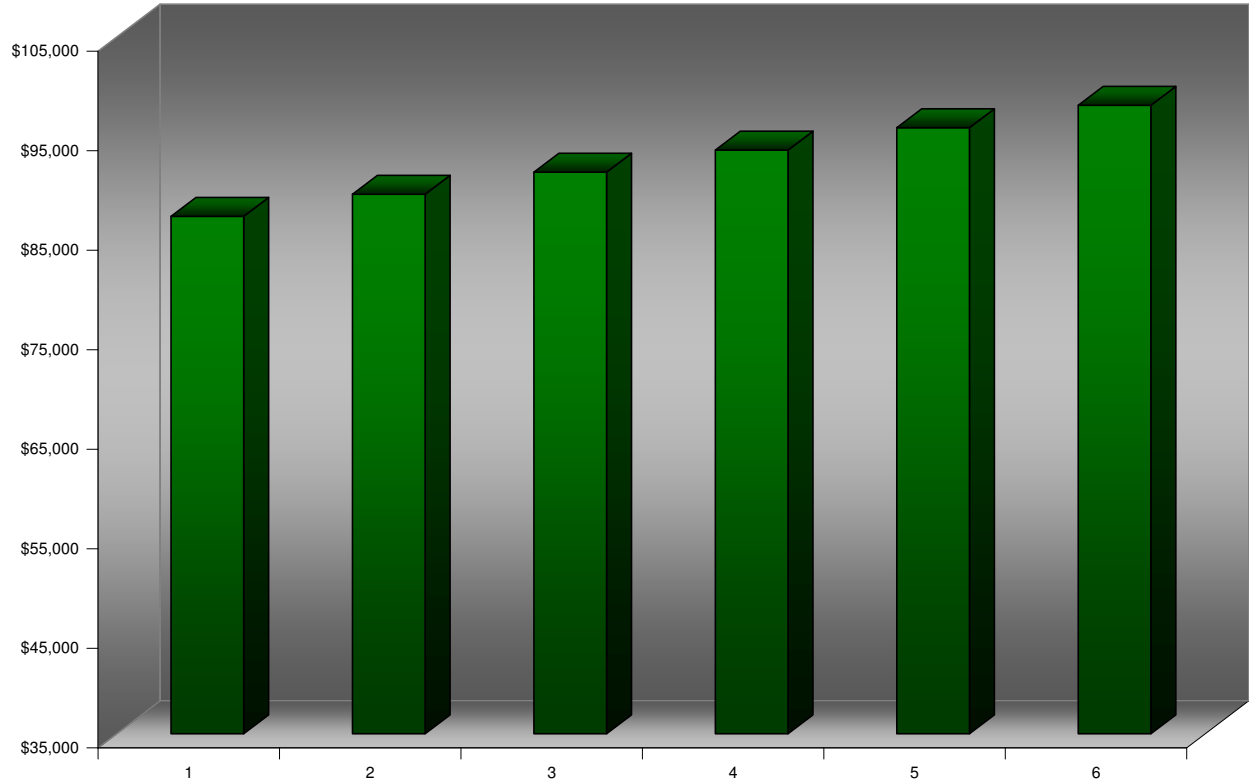
Cash on Cash Return



Time Period	Net Cash Profit	Income Taxes	Net Cash Profit b/f taxes	Non Financed Expenses	Cash on Cash Return b/ Taxes	Cash on Cash Return a/t Taxes
Month 1	\$ 32,275	\$ (13,183)	\$ 45,457	\$ -	206.62%	146.70%
Month 2	30,228	(12,347)	42,574	0	193.52%	137.40%
Month 3	26,638	(10,880)	37,518	0	170.53%	121.08%
Month 4	26,252	(10,722)	36,974	-	168.06%	119.33%
Month 5	25,875	(10,569)	36,443	-	165.65%	117.61%
Month 6	25,508	(10,419)	35,926	-	163.30%	115.94%



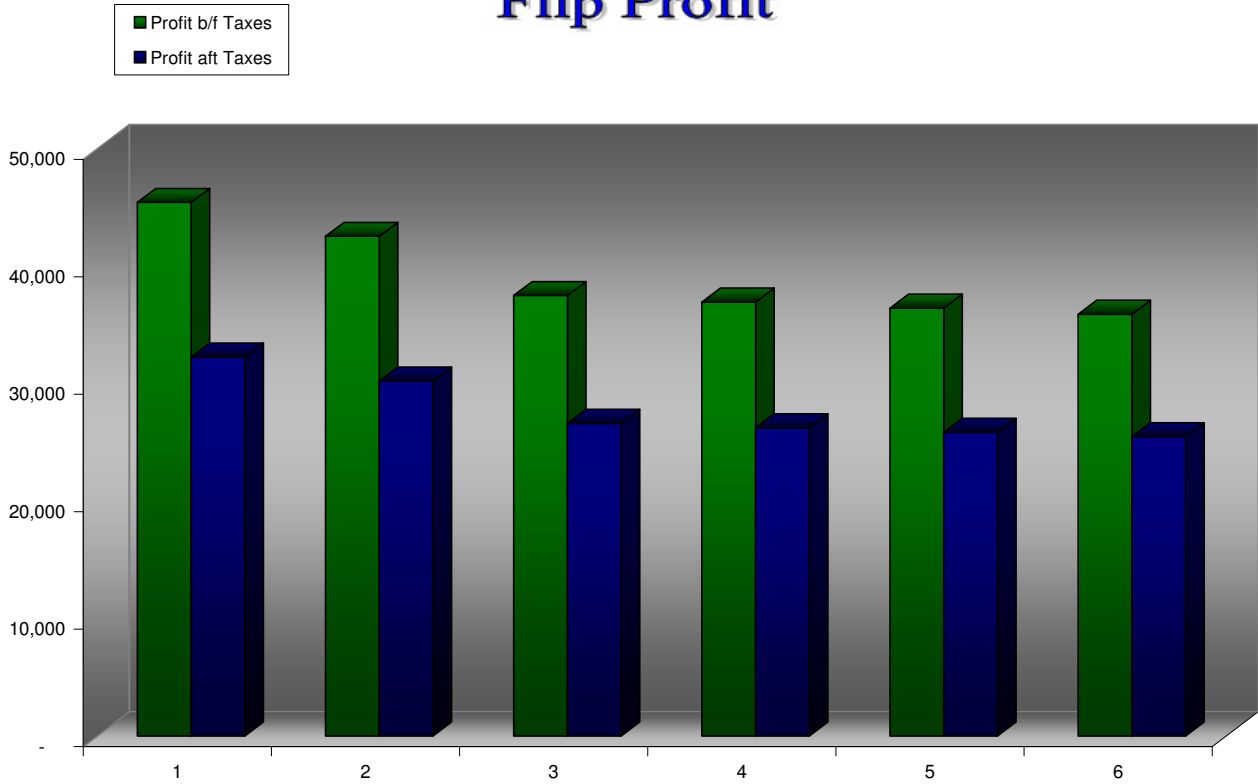
Equity Generated



Time Period	End of Period Property Value	Loan(s) Outstanding	Property Equity	Loan to Value Ratio	Ownership Percentage	Debt to Equity
Month 1	\$ 175,000	\$ 88,000	\$ 87,000	50.3%	49.7%	1.01
Month 2	175,000	85,796	89,204	49.0%	51.0%	0.96
Month 3	175,000	83,579	91,421	47.8%	52.2%	0.91
Month 4	175,000	81,350	93,650	46.5%	53.5%	0.87
Month 5	175,000	79,107	95,893	45.2%	54.8%	0.82
Month 6	175,000	76,851	98,149	43.9%	56.1%	0.78



Flip Profit



<i>Time Period</i>	<i>Net Cash Profit a/t Taxes</i>	<i>Net Cash Profit b/t Taxes</i>
Month 1	32,275	45,457
Month 2	30,228	42,574
Month 3	26,638	37,518
Month 4	26,252	36,974
Month 5	25,875	36,443
Month 6	25,508	35,926

Jenson Foreclosure

2233 Main St
Atlanta GA 30304

Partner Allocation



Douglas Rutherford, CPA
866-290-4183

FLIP PROFIT / LOSS

Distributable Cash Generated
Return of Invested Capital
Profit (Loss) on Flip
LP Preferred Return Paid from Profits
Net Distributable Cash/Profit
Managing Partner's Profit Share
Limited Partner's Profit Share
Limited Partner's Preference (if any)
Partner's Distributive Profit Share
Return of Limited Partner's Capital
Total Cash to Limited Partner
This Partner's Cash on Cash Return
Partner Interest: 25.00%

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Distributable Cash Generated	\$ 54,275	\$ 52,228	\$ 48,638	\$ 48,252	\$ 47,875	\$ 47,508
Return of Invested Capital	(22,000)	(22,000)	(22,000)	(22,000)	(22,000)	(22,000)
Profit (Loss) on Flip	32,275	30,228	26,638	26,252	25,875	25,508
LP Preferred Return Paid from Profits	(3,227)	(3,023)	(2,664)	(2,625)	(2,587)	(2,551)
Net Distributable Cash/Profit	\$ 29,047	\$ 27,205	\$ 23,974	\$ 23,626	\$ 23,287	\$ 22,957
Managing Partner's Profit Share	(21,786)	(20,404)	(17,980)	(17,720)	(17,466)	(17,218)
Limited Partner's Profit Share	\$ 7,262	\$ 6,801	\$ 5,993	\$ 5,907	\$ 5,822	\$ 5,739
Limited Partner's Preference (if any)	3,227	3,023	2,664	2,625	2,587	2,551
Partner's Distributive Profit Share	7,262	6,801	5,993	5,907	5,822	5,739
Return of Limited Partner's Capital	20,000	20,000	20,000	20,000	20,000	20,000
Total Cash to Limited Partner	\$ 30,489	\$ 29,824	\$ 28,657	\$ 28,532	\$ 28,409	\$ 28,290
This Partner's Cash on Cash Return	52.4%	49.1%	43.3%	42.7%	42.0%	41.4%

Quick Rehab Input

Description	Project Costs	Month of Expense Outlay
Bathroom	\$ 2,500	Month 1
Carpet		
Ceiling Fans		
Decks		
Doors		
Electrical		
Fireplace		
Flooring		
Garage Doors		
Gutters	\$ 1,200	Month 2
Heating & Cooling		
HVAC		
Kitchen Appliances		
Kitchen Cabinets		
Landscaping	\$ 4,500	Month 3
Light Fixtures		
Painting - Exterior		
Painting - Interior	\$ 1,140	Month 2
Paving		
Pest Control		
Plumbing		
Roof Repairs		
Siding/Brick/Stucco		
Site Inspection		
Supplies		
Trash Removal		
Tree Removal		
Wall Board		
Water Heater		
Windows		
Other		
Other		
Miscellaneous	\$ 2,500	Month 1
Miscellaneous		
Miscellaneous		
Miscellaneous		
Miscellaneous	\$ 100	Month 15

Summary	
Month 1	5,000
Month 2	2,340
Month 3	4,500
Month 4	-
Month 5	-
Month 6	-
Month 7	-
Month 8	-
Month 9	-
Month 10	-
Month 11	-
Month 12	-
Month 13	-
Month 14	-
Month 15	100
Month 16	-
Month 17	-
Month 18	-
Month 19	-
Month 20	-
Month 21	-
Month 22	-
Month 23	-
Month 24	-
Total	\$ 11,940

Total Rehab Costs \$ 11,940

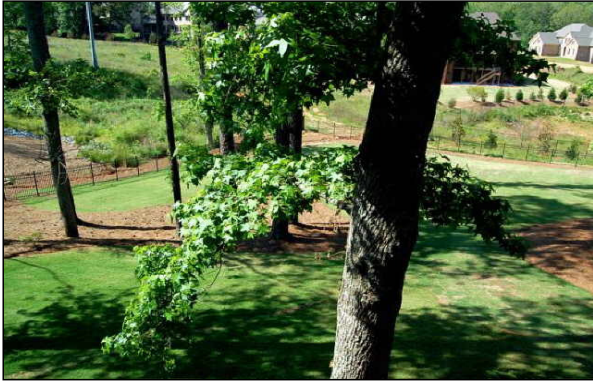
Photo Album



Front View



Enter Description



Back Yard



Living Room



Den



Kitchen



Side Entrance



Park Across the Street