

**3000 Yost PL NE
Washington, DC 20018**



Information in this report is for educational purposes only. This is not legal or tax advice. Please consult an attorney or CPA before entering any real estate transaction.

This is a sold property. Figures are speculative and used to show home Bossard Homes Company analyzes real estate. THIS IS NOT A SOLICITATION OR REQUEST FOR INVESTMENT FUNDS.

Exclusively Presented By:

Kenneth Bossard

Bossard Homes Company

900 Brentwood Road NE #92096

Washington

(202) 539-7880

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EXECUTIVE SUMMARY

Presented By:

Kenneth Bossard

Bossard Homes Company
900 Brentwood Road NE #92096
Washington, DC 20090
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Property Address:

3000 Yost PL NE

Property City, State, Zip:

Washington, DC 20018

Bedrooms Baths: Square Feet: Year Built:

3 2 1000 1927



PROJECT SUMMARY

Yost PL

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	294,500.00	A
Rehab Cost	75,000.00	B
Total Closing (not inc. Sale) and Holding Costs	52,558.00	C
Total Financing Costs	33,218.12	D
Total Project Cost	<u>455,276.12</u>	(A+B+C+D) =
Total Amount Financed	429,448.00	E
Total Cash Committed	25,828.12	F
<u>RESULTS</u>		
Projected Resale Price	560,000.00	G
Projected Cost of Sale	19,600.00	H
Flip Profit	85,123.88	J=G-H-E-F-I
ROI	329.58%	J/F
Annualized ROI	232.64%	

<u>Breakdown of Financing Costs:</u>	
Origination/Discount Points	3,695
Other Closing Costs for Loan	3,695
Interest on Original Loan	21,047
Interest on Rehab Money	4,781
Total Cost of Financing	<u>33,218</u>

MARKETING SHEET (FLIP EXIT)

Renovation Costs are Estimates

Property Address: **3000 Yost PL NE**
 Property City, State, ZIP: **Washington, DC 20018**
 Bedrooms: 3 Baths: 2 Sq. Feet: 1000 Built: 1927
 Notes:

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Project Description:

Additional Notes:

PURCHASE/REHAB ASSUMPTIONS

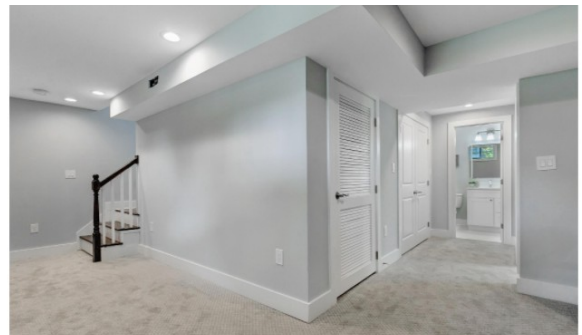
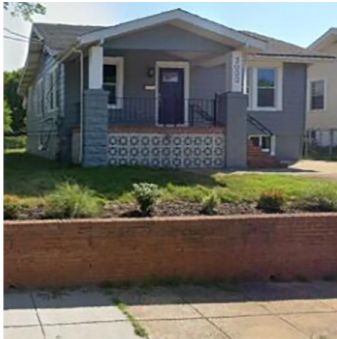
		% of ARV
After-Repair Value (ARV)	560,000.00	
Purchase Price (Offer Price)	294,500.00	52.59%
Rehab Costs	75,000.00	13.39%
Total Closing and Holding Costs	52,558.00	9.39%
Total Financing Costs	33,218.12	5.93%
Total Project Cost Basis	455,276.12	81.30%
Total Amount Financed	429,448.00	
Total Cash Committed	25,828.12	

PROJECTED RESULTS

Projected Resale Price	560,000.00
Projected Cost of Sale	19,600.00
Flip Profit	85,123.88
ROI	329.58%
Annualized ROI	232.64%

Timeline Assumptions

Time to Complete Rehab	15 Months
Time to Complete Sale	2 Months
Total Time	17 Months



MARKETING SHEET (HOLD)

Renovation Costs are Estimates

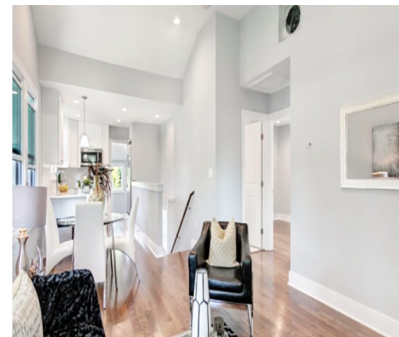
Property Address: 3000 Yost PL NE Property City, State, Washington, DC 20018 Bedrooms: 3 Baths: 2 Sq. Feet: 1000 Built: 1927 Notes:	Presented by: Kenneth Bossard Bossard Homes Company (202) 539-7880 kennethbossard@gmail.com BossardHomes.com
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Project Description:

PURCHASE/REHAB ASSUMPTIONS	% of ARV
After-Repair Value (ARV)	560,000.00
Purchase Price (Offer Price)	294,500.00 53%
Rehab Costs	75,000.00 13%
Total Closing (not inc. Refi) and Holding Costs	52,558.00 9%
Total Financing Costs	33,218.12 6%
Total Project Cost Basis	455,276.12 81%
Total Amount Financed	429,448.00
Total Cash Committed	25,828.12

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	2,655.00	Projected New Loan Amount (for Refi)	448,000.00
Projected Monthly Expenses	4,349.50	Cash-Out at Refi (net of closing costs)	5,112.00
Projected Monthly Net Operating Income	(1,694.50)	Profit at Refi (Net of Cash Committed)	-
Cap Rate Based on Cost Basis	-4.5%	Cash Left in the Deal after Refi	20,716.12
Cap Rate Based on ARV	-3.6%	Equity Left in the Deal after Refi	112,000.00
Assumed Time to Complete Rehab	15 Months	Monthly Cash Flow (before-tax)	(5,167.84)
Assumed Time to Complete Refi	2 Months	Cash-on-Cash Return (before-tax)	-299.4%
Total Time between Acquisition and Refi	17 Months	DCR of New Loan	-0.49
		<i>Assuming 7% Rate and 20 Year Amortization</i>	



OPERATING INCOME AND EXPENSES REPORT

3000 Yost PL NE Washington, DC 20018				Kenneth Bossard Bossard Homes Company (202) 539-7880		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	1		1,400	2,950.00	35,400.00	100.0%
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
Total			1,400			
Gross Schedule Income				2,950.00	35,400.00	100%
VACANCY LOSS			10.0%	295.00	3,540.00	
Other Income				0.00	0.00	
Gross Operating Income (Effective Gross Inc)				2,655.00	31,860.00	

OPERATING EXPENSES	Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI	
Management Fee (% of Gross income)	10.0%	3,186.00	265.50	3,186.00	6.1%	10.0%
Advertising		480.00	40.00	480.00	0.9%	1.5%
Insurance Hazard		960.00	80.00	960.00	1.8%	3.0%
Janitorial						
Landscape Maintenance						
Legal		360.00	30.00	360.00	0.7%	1.1%
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance						
Reserves		900.00	75.00	900.00	1.7%	2.8%
Taxes - Property		4,632.00	386.00	4,632.00	8.9%	14.5%
Mortgage P&I		41,676.00	3,473.00	41,676.00	79.8%	130.8%
Utilities:						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
Total Operating expenses		52,194.00	4,349.50	52,194.00	100%	164%
Net Operating Income		-20,334.00	-1,694.50	-20,334.00		-64%

CASH FLOW SUMMARY (FLIP EXIT)

**3000 Yost PL NE
Washington, DC 20018**

**Kenneth Bossard
Bossard Homes Company
(202) 539-7880**

Month	0	1	2	3	4	5	6	7	8
Purchase	(294,500)								
Purchase Closing Costs	(20,615)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(1,879)	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)
Rehab Draws/Expenses	(75,000)								
Interest (Paid or Accrued)		(1,463)	(1,470)	(1,477)	(1,484)	(1,491)	(1,498)	(1,505)	(1,512)
Total Cash Spent in Period	0	(1,463)	(1,470)	(1,477)	(1,484)	(1,491)	(1,498)	(1,505)	(1,512)
Cumulative Cost Basis	(390,115)	(393,457)	(396,806)	(400,162)	(403,525)	(406,895)	(410,272)	(413,656)	(417,048)

Sale Price
Selling Costs

Flip Profit to Investor (Pre-Tax)

Total Cash Committed

Return on Cash Investment (annualized)

Month	9	10	11	12	13	14	15	16
Orig/Disc Points and Loan Closing Costs								
Holding Costs		(1,879)	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)
Rehab Draws/Expenses								
Interest (Paid or Accrued)		(1,519)	(1,526)	(1,533)	(1,540)	(1,547)	(1,555)	(1,562)
Total Cash Spent in Period		(1,519)	(1,526)	(1,533)	(1,540)	(1,547)	(1,555)	(1,562)
Cumulative Cost Basis		(420,446)	(423,851)	(427,264)	(430,683)	(434,110)	(437,543)	(440,984)

Sale Price
Selling Costs

Flip Profit to Investor (Pre-Tax)

Total Cash Committed

Return on Cash Investment (annualized)

Month	17	18	19	20	21	22	23	24
Orig/Disc Points and Loan Closing Costs	(7,390)							
Holding Costs	(1,879)							
Rehab Draws/Expenses								
Interest (Paid or Accrued)	(1,576)							
Total Cash Spent in Period	(1,576)							
Cumulative Cost Basis	(455,276)							

Sale Price 560,000
Selling Costs (19,600)

Flip Profit to Investor (Pre-Tax) 85,124

Total Cash Committed 25,828

Return on Cash Investment (annualized) 232.64%

CASH FLOW SUMMARY (HOLD)

**3000 Yost PL NE
Washington, DC 20018**

**Kenneth Bossard
Bossard Homes Company
(202) 539-7880**

Month	0	1	2	3	4	5	6	7	8
Purchase	(294,500)								
Closing Costs	(20,615)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(1,879)	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)
Rehab Draws/Expenses	(75,000)								
Interest (Paid or Accrued)		(1,463)	(1,470)	(1,477)	(1,484)	(1,491)	(1,498)	(1,505)	(1,512)
Total Cash Spent in Period	0	(1,463)	(1,470)	(1,477)	(1,484)	(1,491)	(1,498)	(1,505)	(1,512)
Cumulative Financed	(390,115)	(391,994)	(393,873)	(395,752)	(397,631)	(399,510)	(401,389)	(403,268)	(405,147)
Cumulative Cost Basis	(390,115)	(393,457)	(396,806)	(400,162)	(403,525)	(406,895)	(410,272)	(413,656)	(417,048)
Refinance: New Loan Amount									
Closing Costs on New Loan									
PayOff Existing Loan									
Cash Out at Refi									

Profit to Investor at Refi
Return on Cash Investment
Cash Tied up in Deal
Equity Left in Deal

Month	9	10	11	12	13	14	15	16
Orig/Disc Points and Loan Closing Costs								
Holding Costs	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)	(1,879)
Rehab Draws/Expenses								
Interest (Paid or Accrued)	(1,519)	(1,526)	(1,533)	(1,540)	(1,547)	(1,555)	(1,562)	(1,569)
Total Cash Spent in Period	(1,519)	(1,526)	(1,533)	(1,540)	(1,547)	(1,555)	(1,562)	(1,569)
Cumulative Financed	(407,026)	(408,905)	(410,784)	(412,663)	(414,542)	(416,421)	(418,300)	(420,179)
Cumulative Cost Basis	(420,446)	(423,851)	(427,264)	(430,683)	(434,110)	(437,543)	(440,984)	(444,431)
Refinance: New Loan Amount								
Closing Costs on New Loan								
PayOff Existing Loan								
Cash Out at Refi								

Profit to Investor at Refi
Return on Cash Investment (annualized)
Cash Tied up in Deal
Equity Left in Deal

Month	17	18	19	20	21	22	23	24
Orig/Disc Points and Loan Closing Costs	(7,390)							
Holding Costs	(1,879)							
Rehab Draws/Expenses								
Interest (Paid or Accrued)	(1,576)							
Total Cash Spent in Period	(1,576)							
Cumulative Financed	(429,448)							
Cumulative Cost Basis	(455,276)							
Refinance: New Loan Amount	448,000							
Closing Costs on New Loan	(13,440)							
PayOff Existing Loan	(429,448)							
Cash Out at Refi	5,112							

Profit to Investor at Refi
Return on Cash Investment (annualized)
Cash Tied up in Deal
Equity Left in Deal