

WHOLESALE DEAL ANALYSIS

Endless Technologies, LLC • 2915 White Pine Dr Northbrook, IL 60062



30535 Linden Ave Princess Anne, MD 21853

4 Bed, 4 Bath, 2 Garage, 2,300.00 sq ft Living, 13,068.00 sq ft Lot, Built in 1885

Vintage charm combines with modern updates for an extraordinary home in the heart of the historic district of Princess Anne. Updated kitchen and baths, new sun room and lots of historic details and woodwork throughout. Within walking district of shops and restaurants on the quaint main street, this beautiful home is currently a popular bed and breakfast with 4 bedrooms and 4 ensuite bathrooms and features colorful landscaping.

Your Maximum Allowable Offer (MAO)

It is recommended you offer no more than \$80,250 for this property to ensure a wholesale profit of \$9,000. This is based on the data provided and assumes a landlord purchase price of \$89,250, a rehab budget of \$0, a desired 8.0% cash on cash return for the landlord, and a final after repair value (ARV) of \$200,000.

\$80,250

This analysis is calculated by factoring in the negative factors such as closing costs, maintenance costs, or vacancy costs. It does NOT include positive factors, such as lease deposit refunds, rent increases, rent supplements, tax advantages, or property appreciation, which make this an even better deal for the end buyer.

Landlord's Financial Summary

Estimated financial summary based on the assumptions above

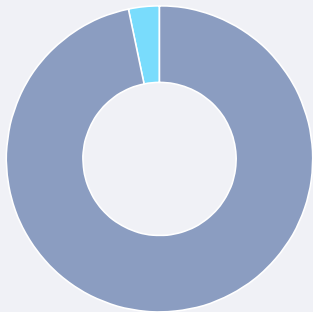
\$615
MONTHLY CASHFLOW

\$7,380
ANNUAL NOI

8.0%
ANNUAL ROI

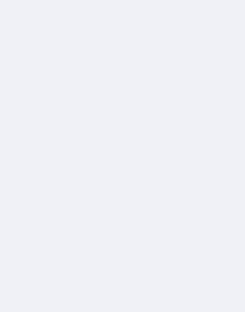
3.7%
CAP RATE

PURCHASE COSTS
\$92,250



Amt Financed: \$0
Down Payment: \$89,250
Closing Costs: \$3,000
Points (%): \$0

REPAIR COSTS
\$0



Amt Financed: \$0
Down Payment: \$0
Points (%): \$0

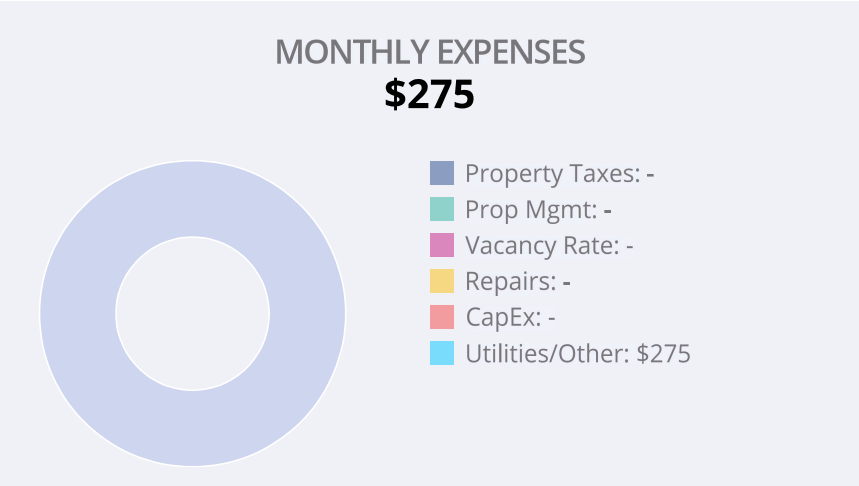
TOTAL COSTS
\$92,250



Amt Financed: \$0
Est Cash Invested: \$92,250

Cash Flow Analysis

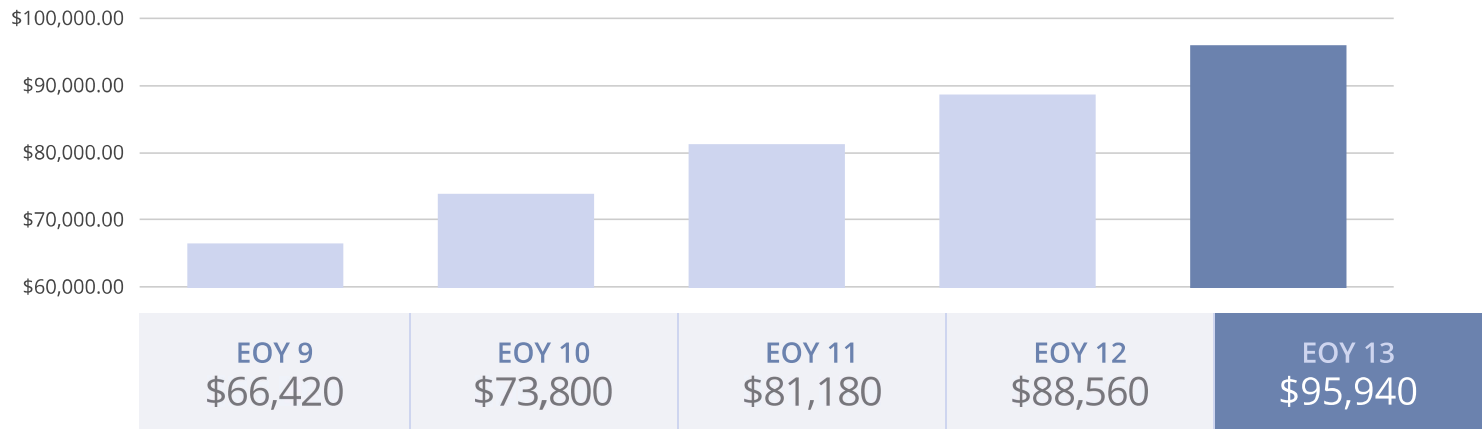
Based on your projections, this property will return \$615/mo to the landlord, which will result in a Net Operating Income of \$7,380/yr.



Monthly Income	\$890
Monthly Expenses	\$275
Monthly Purchase P&I Payments	-
Monthly Repair P&I Payments	-
Monthly Cash Flow	\$615
Annual NOI	\$7,380
Annual ROI	8.0%
CAP Rate	3.7%

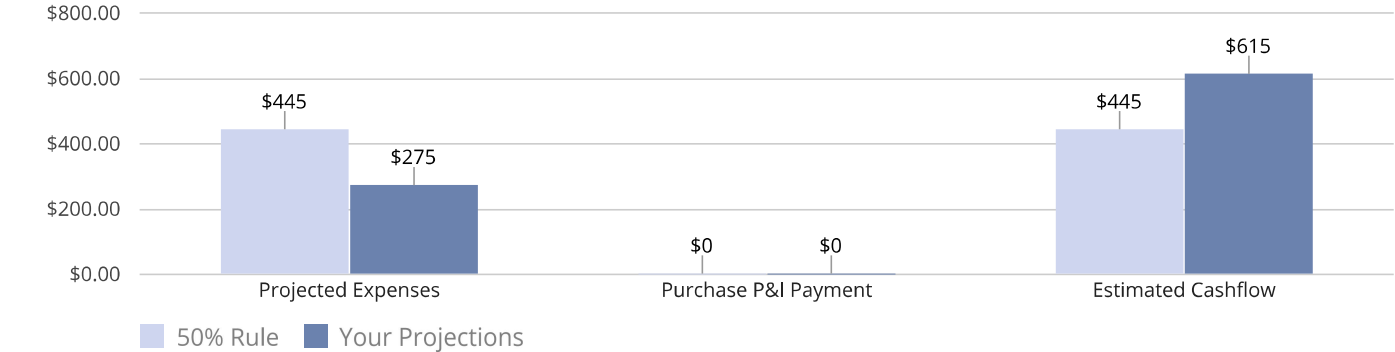
Return of Cash: 13 years

Based on your projections, the landlord will return his or her cash investment in May 2031.



The 50% Rule Cash Flow Analysis

The 50% Rule simply states that the projected expenses will typically average 50% of the gross monthly rent for a single family home rental property. Projected expenses include taxes, insurance, repairs, property management, administrative, legal, turn-over costs, eviction costs, etc. but does not include any financing expenses.



Estimated Repairs: –

Total cost of repairs needed prior to occupancy

INTERIOR: –

- Permits: –
- Demolition: –
- Mold: –
- HVAC: –
- Electrical: –
- Plumbing: –
- Framing: –
- Insulation: –
- Drywall: –
- Kitchen: –
- Baths: –
- Flooring: –
- Doors & Trim: –
- Interior Painting: –
- Int. Light Fixtures: –
- Contingency & Misc: –

EXTERIOR: –

- Foundation: –
- Septic: –
- Termites: –
- Roof: –
- Gutters/Fascia: –
- Windows: –
- Siding: –
- Decks/Porches: –
- Driveway/Patio: –
- Garage: –
- Exterior Painting: –
- Ext Light Fixtures: –
- Landscaping: –
- Contingency & Misc: –

Calculations based on a 31-day month. The Wholesale Deal Analyzer is designed to be used for information and educational purposes only, and when used alone, do not constitute investment advice. Real Estate Mogul recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. Real Estate Mogul is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, Real Estate Mogul is not responsible for any human or mechanical errors or omissions.