



## **FINANCIAL STATEMENT for “AD1213-203-PD001”**

***This Document serves as an Introduction to potential Property acquisition.***

***Expiration Date for this Investment is April 15<sup>th</sup>, 2020.***

*This investment has High degree of safety since we are attempting to purchase this property 42% cheaper from its current FMV. The entire investment is fully protected by piece of real-estate with minor factors that may affect investment yield. This investment will not be affected by housing market correction and is economy cycle bullet proof since acquired at deep discount.*

### **Property Details:**

Fair Market Value of the property (BEFORE Rehab): **TBD (variable).**

Fair Market Value of the property (AFTER Rehab): **\$260,000.**

Average Home Values in this specific area: **\$248,780.**

Property location: **To Be Disclosed.**

Maximum Purchase Price: **\$151,000.**

Average Monthly Rent of this property: **\$1,600.**

Average Monthly Rent in the neighborhood: **\$1,544.**

Rehab Cost **\$55,000** + other related expenses: **\$28,581.**

Property will be sold at the minimum of: **\$247,000 (5.0% below FMV).**

The entire deal will be managed by Prosper 2000, LLC; Investors will be notified about the progress.

**Total Amount of Investment Capital \$234,581.**

**Amount of Investment Capital Needed \$151,000. – (additional rehab cost may apply).**

**Total return on this Investment: \$25,419.**

**Total return on this Investment: 10.84%.**

**Monthly positive Cash Flow: minimum 9.00%.**

- The property will be rehab and sold between **four to six months** “from start to finish” .
- ROI - Investors profit **minimum 11.0%.**
- Cash on Cash return **minimum 11.0%.**
- Monthly Rent **\$1,600** - Annual Rent **\$19,200.**
- Net Operating Income **\$13,440** Capitalization Rate **9%.**

*\*Note: Prosper 2000 LLC keeps specific percentage from Investors profit that will be determined in advance. The percentage will vary from deal to deal and from property to property and will depend on multiple factors.*

**Economics:**

This is a Single-Family Residence that contains 1,941 sq. ft. and was built in 1967. It contains 3 bedrooms and 2 bathrooms. This home is located in very nice neighborhood. There is minimum crime in the area and average school system. The property will be physically inspected prior of the sale.

*Please see supporting Documentation below.*

Details of the property: Single Family Residence.



Recent Sales in the area – (Source – Zillow & Trulia)

Address	Date Sold	Sqft	\$/Sqft	Value
	12/30/19	1658	138.12	\$229,000
	12/31/19	1884	126.33	\$238,000
	11/4/19	1894	117.21	\$222,000
	10/2/19	1800	127.78	\$230,000
	4/1/20	1950	166.62	\$324,900

Housing Market trend in this area. – (Source – Zillow).

This home appreciated \$2,000 in the last 12 months.  
Homes in this specific area appreciated 12,000 dollars in the last 12 months.