



## **Punta Gorda**

Port Charlotte, FL 33981

# Overview

## Punta Gorda

Port Charlotte, FL 33981

### Flip Analysis

Square Feet	1,617
Sale Price	\$249,900
Purchase Price	\$249,900

### Holding Period

Holding Period	Profit
Instant Flip	-\$7,497
1 month	-\$7,346
2 months	-\$7,194
3 months	-\$7,043
6 months	-\$6,589
9 months	-\$6,135
12 months	-\$5,681



# Flip Analysis

## Punta Gorda

Port Charlotte, FL 33981

Purchase Info		Mortgages	
Purchase Price	\$249,900	Loan-To-Cost Ratio	75%      0%
- Mortgages	-\$187,425	Loan-To-Value Ratio	75%      0%
+ Buying Costs	\$4,998	Loan Amount	\$187,425      \$0
+ Improvement Costs	\$0	Loan Type	Amortizing
<b>= Initial Cash Invested</b>	<b>\$67,473</b>	Term	40 Years
Square Feet	1,617	Interest Rate	7%
Cost per Square Foot	\$155	<b>Payment</b>	<b>\$1,164.72      \$0.00</b>
Monthly Rent per Square Foot	\$1.11		

Flip Analysis	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Sale Price	\$249,900	\$249,900	\$249,900	\$249,900	\$249,900	\$249,900	\$249,900
- Selling Costs	-\$2,499	-\$2,499	-\$2,499	-\$2,499	-\$2,499	-\$2,499	-\$2,499
- Improvement Costs	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
- Holding Costs	-\$0	\$151	\$303	\$454	\$908	\$1,362	\$1,816
- Buying Costs	-\$4,998	-\$4,998	-\$4,998	-\$4,998	-\$4,998	-\$4,998	-\$4,998
- Purchase Price	-\$249,900	-\$249,900	-\$249,900	-\$249,900	-\$249,900	-\$249,900	-\$249,900
<b>= Profit</b>	<b>-\$7,497</b>	<b>-\$7,346</b>	<b>-\$7,194</b>	<b>-\$7,043</b>	<b>-\$6,589</b>	<b>-\$6,135</b>	<b>-\$5,681</b>
<b>Return on Investment</b>	<b>-11%</b>	<b>-11%</b>	<b>-11%</b>	<b>-10%</b>	<b>-10%</b>	<b>-9%</b>	<b>-8%</b>

Holding Costs	Instant Flip	Month 1	Month 2	Month 3	Month 6	Month 9	Month 12
Rent	\$0	\$1,795	\$1,795	\$1,795	\$1,795	\$1,795	\$1,795
Cleaning & Maintenance	\$0	-\$167	-\$167	-\$167	-\$167	-\$167	-\$167
Insurance	\$0	-\$104	-\$104	-\$104	-\$104	-\$104	-\$104
Taxes	\$0	-\$208	-\$208	-\$208	-\$208	-\$208	-\$208
1st Mortgage Payment	\$0	-\$1,165	-\$1,165	-\$1,165	-\$1,165	-\$1,165	-\$1,165
2nd Mortgage Payment	\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>Monthly Cash Flow</b>	<b>\$0</b>	<b>\$151</b>	<b>\$151</b>	<b>\$151</b>	<b>\$151</b>	<b>\$151</b>	<b>\$151</b>
<b>Cumulative Cash Flow</b>	<b>-\$0</b>	<b>\$151</b>	<b>\$303</b>	<b>\$454</b>	<b>\$908</b>	<b>\$1,362</b>	<b>\$1,816</b>