CASH FLOW SUMMARY (FLIP)

	0	1	2	3	4	5	6	7
3 Month Option Land | Purchase	($1,500)	($58,500)						
Assignment	($15,000)							
Architect		($7,500)						
Closing Costs	($1,800)							
Orig/Disc Points Financing Costs	($2,100)	($14,100)						
Holding Costs | Cleaning | Utilities		($120)	($120)	($200)	($200)	($650)	($200)	($200)
Down Payment		($70,500)						
Construction Draws/Expenses	($101,100)	($206,800)	($206,800)	($206,800)				
Interest Construction Loan			($2,394)	($4,633)	($6,875)	($6,875)	($6,875)	($6,875)
Interest		($1,180)	($1,180)	($1,180)	($1,180)	($1,180)	($1,180)	($1,180)
Total Cash Spent in Period	($18,900)	($15,280)	($3,574)	($5,813)	($8,055)	($1,180)	($1,180)	
Cumulative Cost Basis	($121,500)	($409,700)	($620,194)	($833,007)	($841,262)	($849,967)	($858,222)	($866,477)
Sale Price								$960,000
Selling Cost								-$48,000
Profit to Capital Partner								$48,627
Total Commitment								$620,400
ROI (Annualized)								**13.74%**
Profit								$10,360
Total Commitment								$102,900
ROI (Annualized)								**17.78%**