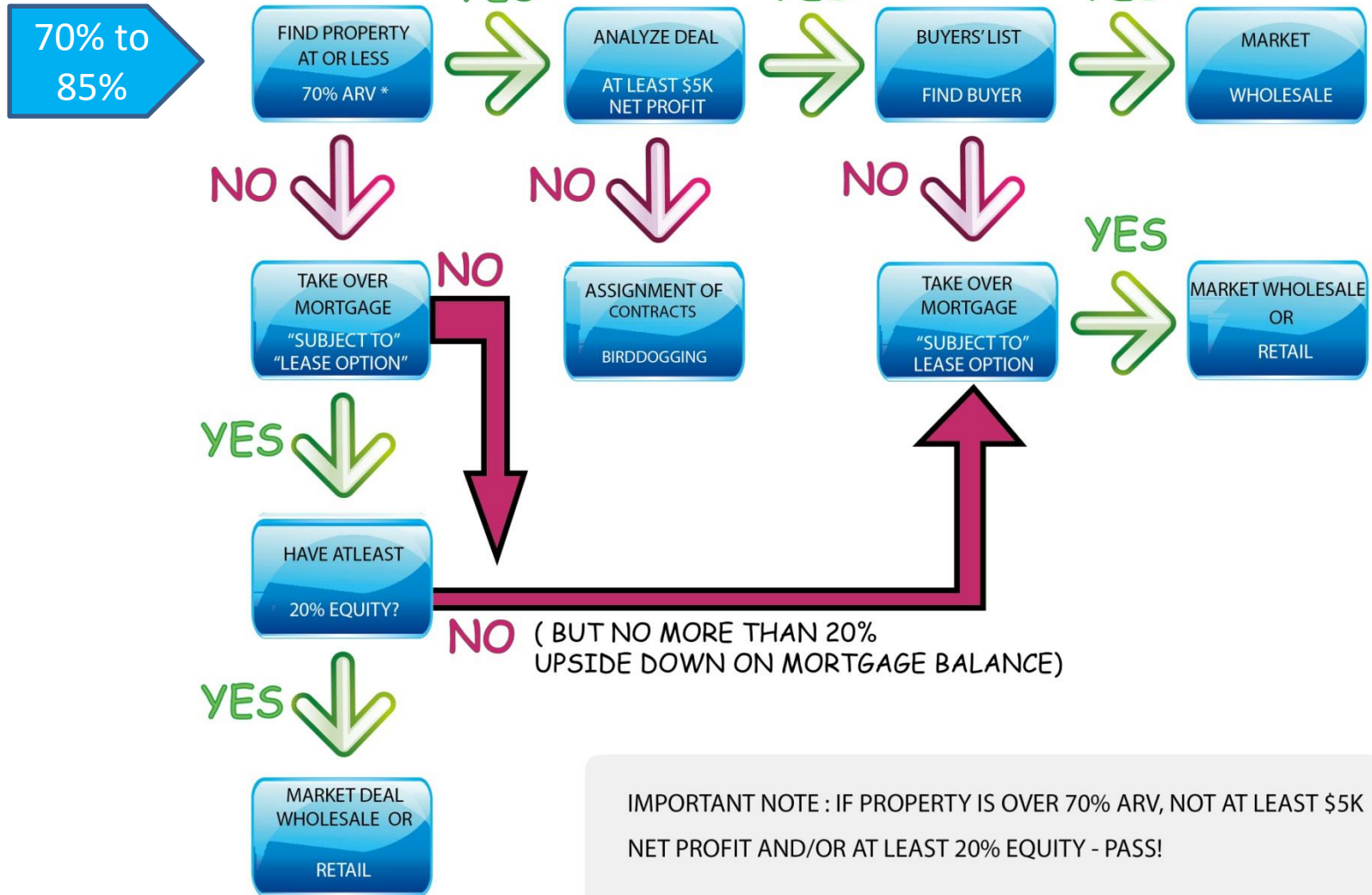


Wholesale, Fix & Flip or Buy & Hold?

Decision Process Chart



WHOLESALE PROCESS FLOWCHART



IMPORTANT NOTE : IF PROPERTY IS OVER 70% ARV, NOT AT LEAST \$5K NET PROFIT AND/OR AT LEAST 20% EQUITY - PASS!

PURCHASE PRICE + REPAIR COSTS (IF ANY) + CLOSING/FINANCING COST + YOUR PROFIT = ARV

* ARV= ACTUAL RETAIL VALUE
or After Repair Value

Wholesaling, Fix & Flip or Buy & Hold?

General Rule: Wholesale or Fix & Flip?

10% of Final Sale Price to be the Investor's Profit Margin

General Rule: Assignment

If profit potential is \$5,000 or less - Assign

General Rules: Buy & Hold

Immediate Cash Flow (\$150+ net per door)
Appreciation potential and time frame (3+ years)