

# Investment Memorandum

SUMMARY

PROJECT TERM

9 MONTHS

LOAN TO ARV

73%

LOAN TO VALUE

92%



Project

Single Family:

2211 Cherry Dr, Ausitn, TX

3

Beds

2

Baths

1,775

Sq. Ft.

Company

Fres mint LLC

## Investment Opportunity

LOAN AMOUNT

\$545,000

LOAN TERM

9 Months

Type	Details
Total Loan Amount	\$545,000
Loan Position	First Lien
Purpose	Fix and Flip

Returns	Costs
Contribution	\$60,000
Purchase Price	\$375,000
Rehab Cost	\$170,000
Project Cost	\$605,000

EST. ARV

\$750,000

MARGIN

\$145,000

# Market Comparisons

2103 White Dr	
Distance	0.3 miles
Bed/Bath	3/2
sq. ft.	1,519
Sold Price	\$723,000
Days on Market	15



6307 Village Dr	
Distance (miles)	0.6 miles
Bed/Bath	3/2
Sq. Ft.	1,468
Sold Price	\$710,000
Days on Market	10

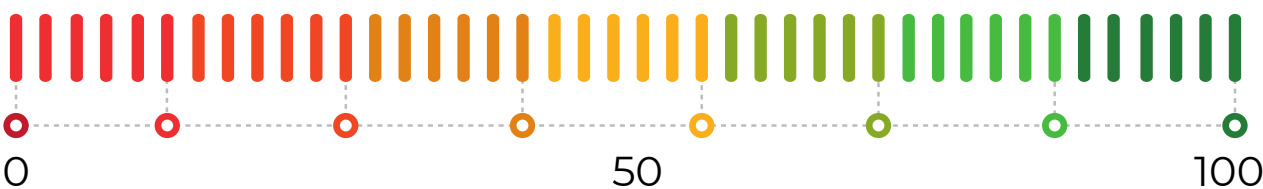
2204 Village Way Dr	
Distance	0.7 miles
Bed/Bath	4/2
Sq. Ft.	1,838
Sold Price	\$850,000
Days on Market	12



307 Carlow Dr	
Distance (miles)	0.8 miles
Bed/Bath	3/2
Sq. Ft.	1,814
Sold Price	\$690,000
Days on Market	12

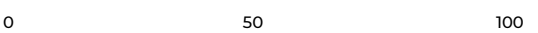
## Investment Potential Score

70



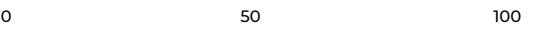
Location Score

80



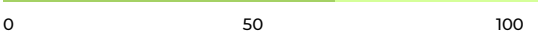
Property Condition Score

60



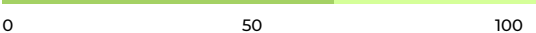
Market Value

70



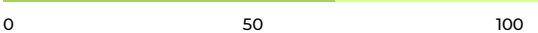
Rental Outlook

50



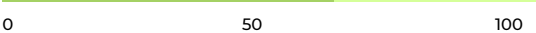
Rehab Score

40



Community Score

90



## Neighborhood Data

Sunset Valley Elementary School

Grades: PK-5

Distance: 1 mi

Covington Middle School

Grades: 6-8

Distance: 2 mi

Crockett High School

Grades: 9-12

Distance: 0.3 mi



Bike Score

53 / 100



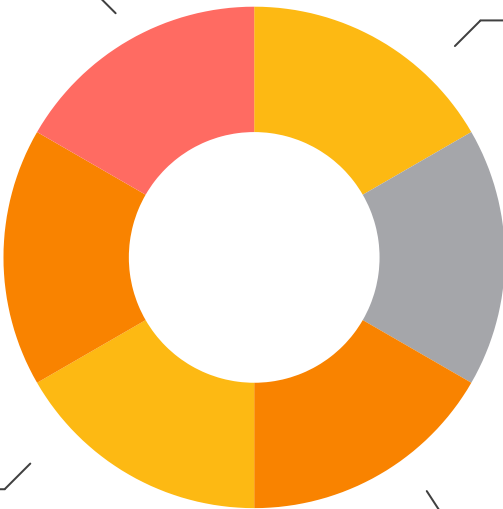
Walk Score®

61 / 100



Transportation Score

41 / 100



Elementary School

6/10



Middle School

5/10



High School

3/10



# Rehab Grading



## Current Property Photos



Common Area



Kitchen



Living Room



Bed room

# Borrower Summary

Fresh Mint LLC



Stephen, with 20+ years of entrepreneurial success, excel in real estate and construction. Jill is a licensed real estate agent in Texas, while Alicia specializes in home design. Their experience includes managing a large team, exiting a venture with a \$10 million profit, and over 5 years of construction expertise for flipping projects.

## BORROWER CREDIT HISTORY




Credit Range **700**


**100%** On Time Payments


**4** Completed Projects YTD

**17** Total Project Completed till Date

# Completed Projects (2023 - 2024)

203 BERKLEY OAKS DR. TEMPA, FL		
		
Purchase price	Sold Price	Rehab Cost
\$ 400,000	\$ 805,000	\$ 200,000

11222 BARRINGWAY, AUSTIN, TX		
		
Purchase price	Sold Price	Rehab Cost
\$ 430,000	\$ 670,000	\$ 160,000

9401 ROXY DR. BERKLEY, CA		
		
Purchase price	Sold Price	Rehab Cost
\$ 320,000	\$ 650,000	\$ 165,000



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