



## Flip of the Month

**Refinance with Bank Financing in just over 5 Months!**



**Before**



**After**

### Flip Details

- Purchase Price: **\$245,000**
- Down payment: **\$45,000**
- Renovation Budget: **\$24,700**
- Purchase to Refinance: **169 days**
- **Client decided to move into the subject property and sell primary residence**

### Calvert Mortgage Details

- Loan Amount: **\$200,000**
- \*Interest Rate: **13.25%**
- Term: **6 Months**
- Prepayment: **Fully Open (No Payout Penalty)**
- Payments: **Interest Only**
- Commitment fee: **\$6,000**

Upon completion of the renos the bank provided a mortgage of **\$324,000!**

The [Property Flip Mortgage](#) allows financing of up to 80% of the [After-Renovated Value](#), which means you can put as little as \$10,000 down and have more capital to renovate and resell or refinance the property. We conduct our own [Same Day No-Fee Valuation](#) to allow you to take advantage of [Quick Closings](#).

Calvert can provide a [Flip Analyzer](#) spreadsheet to assist Mortgage Brokers, Real Estate Investors and Borrowers with determining whether or not your project is likely to be profitable. Contact our office to get yours today.

\*Net profits are not guaranteed and will vary depending on the flip project. Interest rates are determined on a deal by deal basis and can change based on several different factors. We believe in the success of our clients: we'll help where we can.

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