

Field Property Partners

FIX & FLIP

1234 Elm St, Memphis TN

Saved 5/21/2026, 9:32:20 AM · ID 5

70% RULE ✓

GREEN

BUYER MAX OFFER (MOA)

\$548,000

YOUR OFFER TO SELLER

\$538,000

ASSIGNMENT FEE

\$10,000

INPUTS

ARV	\$800,000
MOA percentage	70%
Closing cost	\$10,000
Repair cost	\$2,000
Mode	Wholesale
Assignment fee	\$10,000
Months to rehab	2
Months to sell	3
Monthly holding cost	\$500
Selling cost	7.0%

PROJECT COST

Purchase price (MOA)	\$548,000
Repair	\$2,000
Closing cost	\$10,000
Holding (5 mo)	\$2,500
Selling cost	\$56,000
Total project cost	\$618,500

RETURNS

GROSS PROFIT	CASH INVESTED	ROI	PROFIT / MONTH
\$181,500	\$562,500	32.3%	\$36,300

Contracts

Auto-fill from this deal's calculator output or CFP underwriting. EMD cap of \$1,000 is enforced.

Cash Purchase

All-cash agreement. Most common.

Seller Finance

Seller-financed with carryback note.

Mortgage Takeover

Sub2 / Hybrid subject-to purchase.

Assignment

Assign contract to end buyer (dispo).

Addendum

Generic addendum to attach to a contract.

Termination

Mutual termination + EMD disposition.

TEMPLATE	STATUS	CREATED	SENT	SIGNED	ACTIONS
Seller Finance	DRAFT	5/23/2026, 12:38:38 AM	—	—	Edit Mark sent Cancel

Owner & property context

Knowable facts about the current owner plus a clearly-hedged hypothesis about motivation. Feeds outreach drafting — every number comes from a data source, and the hypothesis is marked as a hypothesis.

Optional — paste anything you already know about the owner or property (call notes, public-record findings, anything that helps shape the summary)

e.g. Spoke with the neighbor — owner moved to FL in 2018 and rents the place out via a property manager.

GENERATE OWNER CONTEXT

Matching buyers

Cash buyers whose buy box plausibly fits this deal. Filter-based preview — weighted scoring + outreach actions land in Phase 13.

[MANAGE BUYERS →](#)

Inferred from this deal: Memphis TN · Fix & Flip · \$548,000

No buyers match this deal's market, asset type, and price range. [Add a buyer →](#)

Built by Alex Field. Powered by ATTOM, RentCast, HouseCanary, FRED. Architected to integrate CoStar at firm scale.

Real estate data attribution: Powered by  **HouseCanary**