

Charlotte Inventory

Builder	Community	Lot #	Sales Price	5% Cash	10% Option
				Flow	Arm Cash Flow
Mattamy	Bellmeadade Green	1	\$122,720.00	\$153	\$701.00
Mattamy	Brighton Park	259	\$275,105.00	-\$426	\$803.00
Mattamy	Dominion Trace	434	\$220,880.00	-\$589	\$398.00
Mattamy	Kingston Quads	13/103	\$126,740.00	\$52	\$618.00
Mattamy	Kingston Quads	05/101	\$136,620.00	-\$10	\$600.00
Mattamy	Kingston Quads	6/101	\$139,395.00	-\$27	\$596.00
Mattamy	Kingston Quads	6/102	\$138,575.00	-\$22	\$597.00
Mattamy	Kingston Quads	6/103	\$137,730.00	-\$17	\$598.00
Mattamy	Kinderton	101	\$20,920.00	-\$472	\$466.00
Mattamy	McConnell Condo	204/5308	\$137,730.00	\$33	\$648.00
Mattamy	McConnell Condo	204/5310	\$95,495.00	\$259	\$686.00
Mattamy	McConnell Quads	69/404	\$121,160.00	\$106	\$648.00
Mattamy	McConnell Quads	69/406	\$121,160.00	\$106	\$648.00
Mattamy	McConnell Quads	69/408	\$121,380.00	\$105	\$647.00
Mattamy	Riverbend	233	\$208,890.00	\$114	\$1,048.00
Mattamy	Riverbend	29	\$239,610.00	\$69	\$1,140.00
Mattamy	Westland Farms	63	\$288,340.00	-\$316	\$972.00
Mattamy	Westland Farms	64	\$312,950.00	-\$408	\$990.00
Mercedes	Stonebrook Townhomes	148	\$145,000.00	\$50	\$699.00
Mercedes	Stonebrook Townhomes	146	\$145,000.00	\$50	\$699.00
Mercedes	Stonebrook Townhomes	147	\$143,500.00	\$107	\$748.00
Mercedes	Stonebrook Townhomes	173	\$145,000.00	\$50	\$699.00
Mercedes	Stonebrook Townhomes	170	\$145,000.00	\$98	\$746.00
Mercedes	Stonebrook Townhomes	151	\$145,000.00	\$98	\$746.00
Mercedes	Stonebrook Townhomes	152	\$145,000.00	\$50	\$699.00
Mercedes	Stonebrook Townhomes	153	\$142,500.00	\$113	\$750.00
Mercedes	Stonebrook Townhomes	154	\$145,000.00	\$97	\$746.00
Mercedes	Stonebrook Townhomes	155	\$145,000.00	\$98	\$746.00
Mercedes	Stonebrook Townhomes	175	\$145,000.00	\$98	\$746.00
Mercedes	Stonebrook Townhomes	176	\$145,000.00	\$98	\$746.00
Mercedes	Stonebrook Townhomes	177	\$145,000.00	\$51	\$699.00
Mercedes	Stonebrook Townhomes	178	\$145,000.00	\$98	\$746.00
Mercedes	Stonebrook Townhomes	179	\$145,000.00	\$51	\$699.00
Mercedes	Stonebrook Townhomes	180	\$145,000.00	\$98	\$746.00
Mercedes	Cascades	2	\$245,000.00	\$122	\$1,217.00
Mercedes	Cascades	3	\$248,400.00	\$101	\$1,211.00
Mercedes	Cascades	20	\$255,536.00	\$52	\$1,194.00
Mercedes	Cascades	1	\$250,496.00	\$88	\$1,207.00
Mercedes	Cascades	103	\$265,000.00	\$40	\$1,224.00
Hilton Head	Summer House	10 units	\$219,000.00	-\$155	\$827.00

These homes are brand-new Builder properties. The Builder has discounted them as much as he possibly could. They are also willing to pay 2% of Buyer's closing costs. Unsure if a preferred lender in place
 The last two columns represent a.) 5% down at 7.9% interest only rate b.) 10% down Option Arm
 Equity in these properties range between 8% and 16%.

Thus, with a little down you will have most of your Closing Costs paid for, have potential positive cashflow and some equity in good markets.