

**TURNING
PROFIT**

50 FIRST DEALS

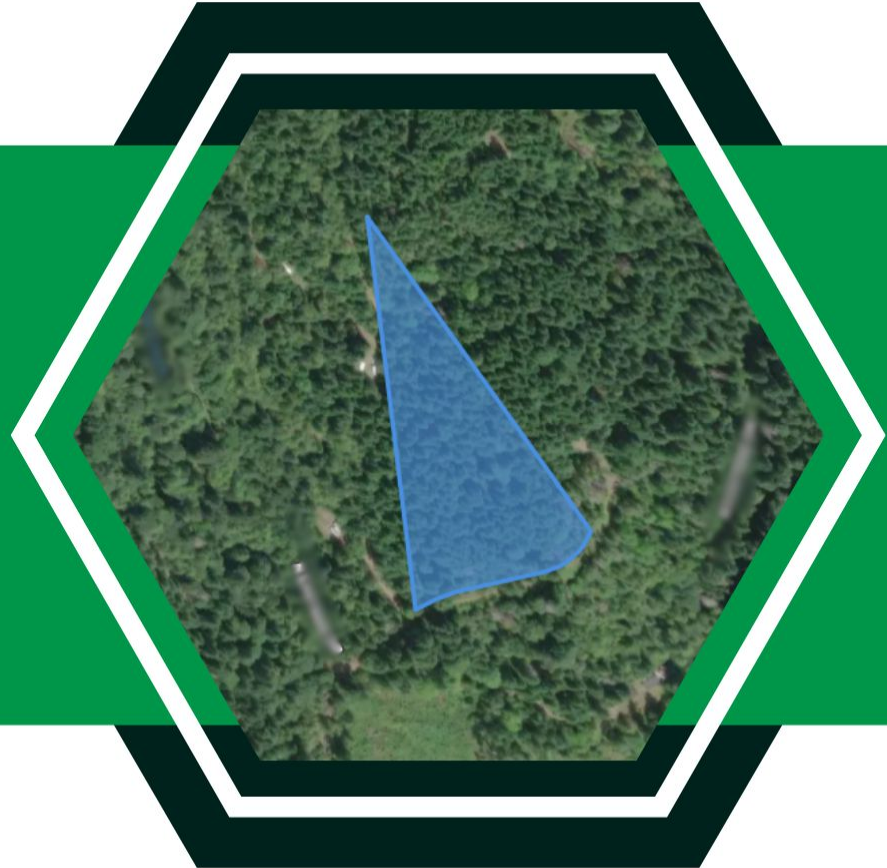
**A DETAILED BREAKDOWN OF OUR
FIRST 50 LAND FLIPPING DEALS**



TURNING PROFIT

Deal #1: Dow Mountain

- Acres: 5
- Purchase Price including closing costs: \$17,843.32
- Revenue after selling and improvement expenses: \$31,300.19
- Gross Profit: \$13,456.87
- Days in inventory: 28
- Return on Investment: 75.42%



TURNING PROFIT

Deal #2: Julie Rd

- Acres: 14.7
- Purchase Price including closing costs: \$24,847.82
- Revenue after selling and improvement expenses: \$57,013.73
- Gross Profit: \$32,165.91
- Days in inventory: 63
- Return on Investment: 129.45%



TURNING PROFIT

Deal #3: Allie Rd

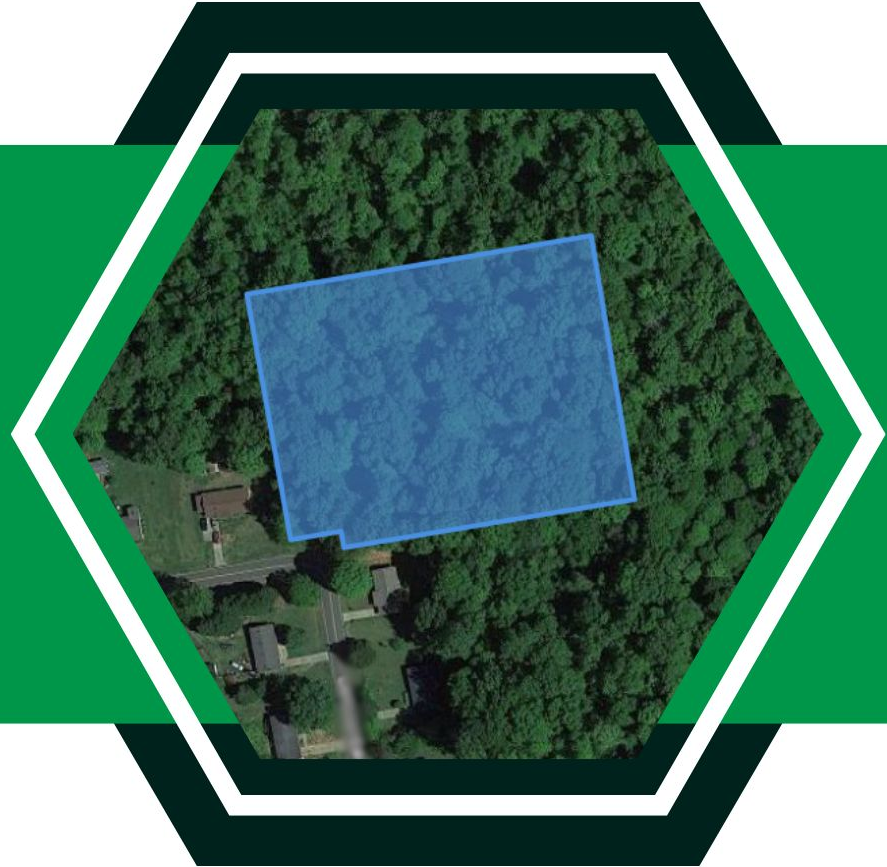
- Acres: 11
- Purchase Price including closing costs: \$36,819.90
- Revenue after selling and improvement expenses: \$66,728.08
- Gross Profit: \$29,908.18
- Days in inventory: 55
- Return on Investment: 81.23%



TURNING PROFIT

Deal #4: Lancaster Ln

- Acres: 3.0
- Purchase Price including closing costs: \$9,326.25
- Revenue after selling and improvement expenses: \$30,631.05
- Gross Profit: \$21,304.80
- Days in inventory: 76
- Return on Investment: 228.44%



TURNING PROFIT

Deal #5: Cook Rd

- Acres: 3
- Purchase Price including closing costs: \$7,666.25
- Revenue after selling and improvement expenses: \$15,157.01
- Gross Profit: \$7,490.76
- Days in inventory: 37
- Return on Investment: 97.71%



TURNING PROFIT

Deal #6: Campground Rd

- Acres: 15
- Purchase Price including closing costs: \$20,977.07
- Revenue after selling and improvement expenses: \$35,591.00
- Gross Profit: \$14,613.93
- Days in inventory: 29
- Return on Investment: 69.67%



TURNING PROFIT

Deal #7: English Ct

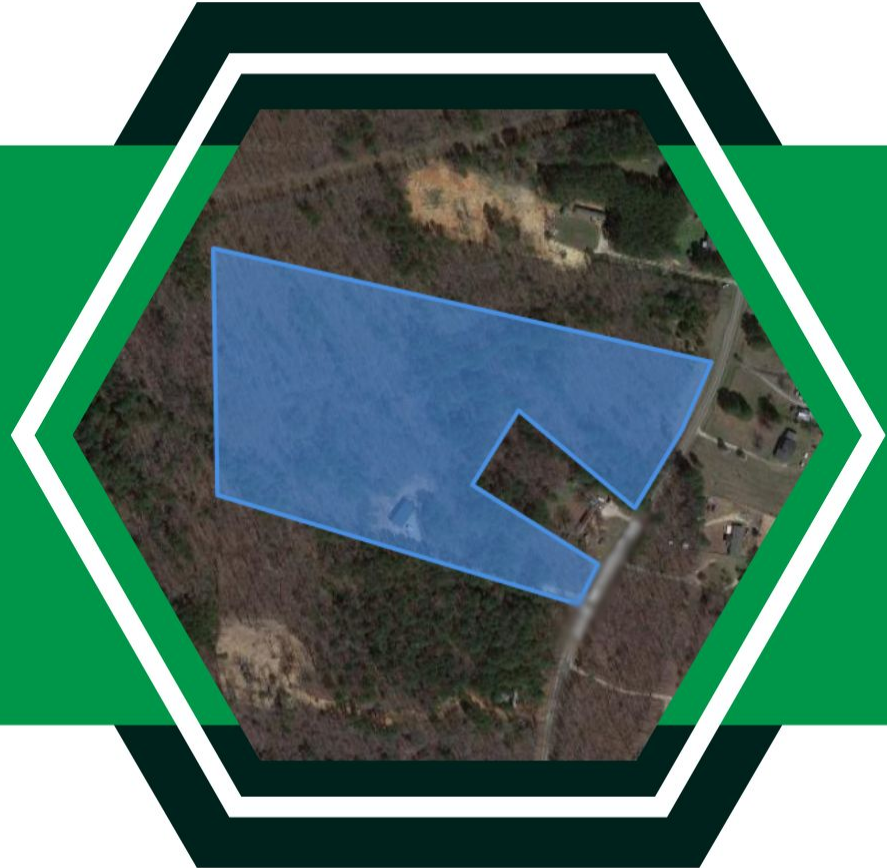
- Acres: 12
- Purchase Price including closing costs: \$3,329.47
- Revenue after selling and improvement expenses: \$5,667.89
- Gross Profit: \$2,338.42
- Days in inventory: 98
- Return on Investment: 70.23%



TURNING PROFIT

Deal #8: Julie Rd

- Acres: 17
- Purchase Price including closing costs: \$31,037.20
- Revenue after selling and improvement expenses: \$56,934.39
- Gross Profit: \$25,897.19
- Days in inventory: 46
- Return on Investment: 83.44%



TURNING PROFIT

Deal #9: Rosin Rd

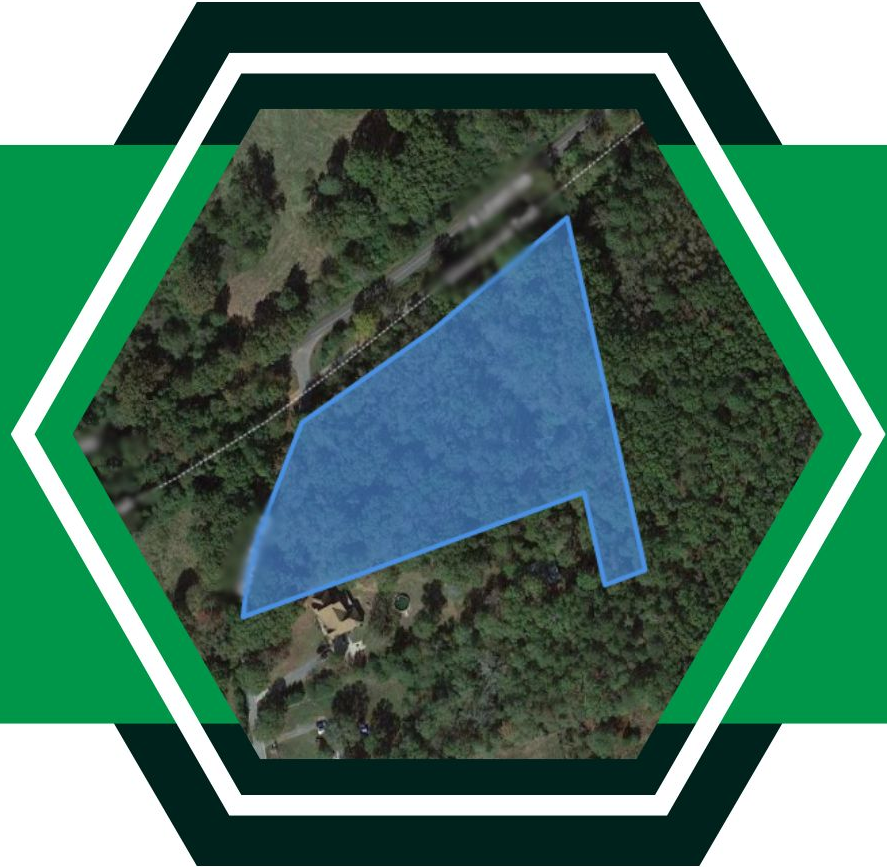
- Acres: 31
- Purchase Price including closing costs: \$30,748.91
- Revenue after selling and improvement expenses: \$53,786.38
- Gross Profit: \$23,037.47
- Days in inventory: 19
- Return on Investment: 74.92%



TURNING PROFIT

Deal #10: Quarry Rd

- Acres: 4.5
- Purchase Price including closing costs: \$11,018.76
- Revenue after selling and improvement expenses: \$17,833.54
- Gross Profit: \$6,814.78
- Days in inventory: 64
- Return on Investment: 61.85%



TURNING PROFIT

Deal #11: Fox Rd

- Acres: 23
- Purchase Price including closing costs: \$11,405.24
- Revenue after selling and improvement expenses: \$26,483.78
- Gross Profit: \$15,078.54
- Days in inventory: 57
- Return on Investment: 132.21%



TURNING PROFIT

Deal #12: Duke Dr

- Acres: 9
- Purchase Price including closing costs: \$14,855.06
- Revenue after selling and improvement expenses: \$20,749.68
- Gross Profit: \$5,894.62
- Days in inventory: 63
- Return on Investment: 39.68%



TURNING PROFIT

Deal #13: Piney Rd

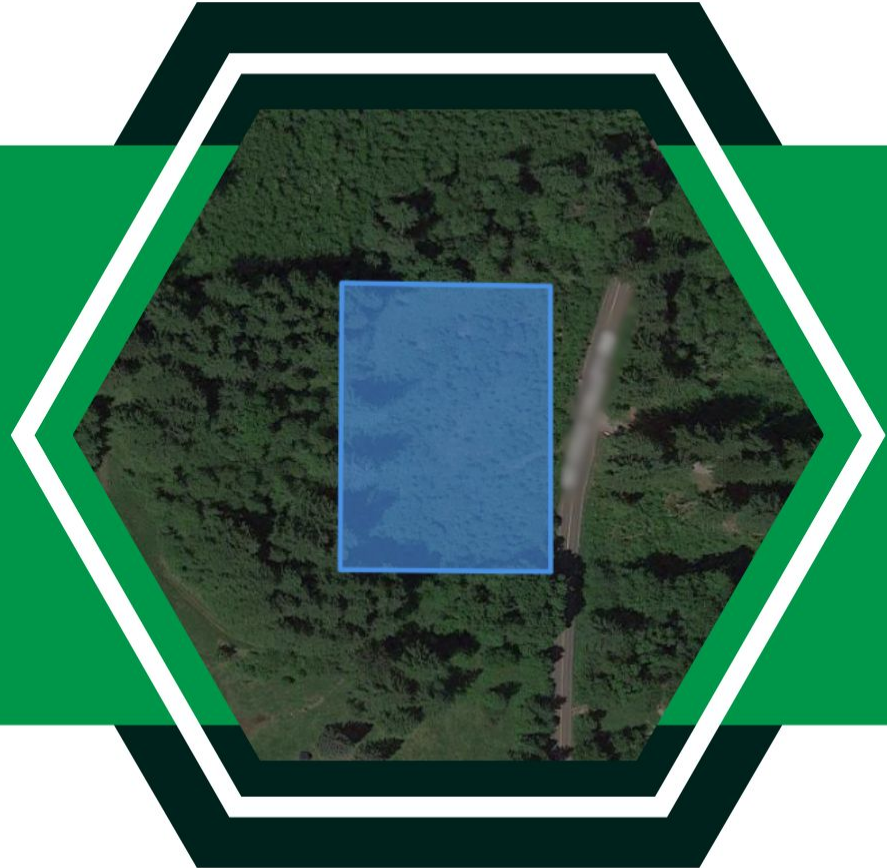
- Acres: 3.5
- Purchase Price including closing costs: \$7,313.62
- Revenue after selling and improvement expenses: \$14,773.60
- Gross Profit: \$7,459.98
- Days in inventory: 66
- Return on Investment: 102.00%



TURNING PROFIT

Deal #14: Dole Ln

- Acres: 2
- Purchase Price including closing costs: \$0.00
- Revenue after selling and improvement expenses: \$34,945.92
- Gross Profit: \$34,945.92
- Days in inventory: 34
- Return on Investment: 100.00%



TURNING PROFIT

Deal #15: Reges Rd

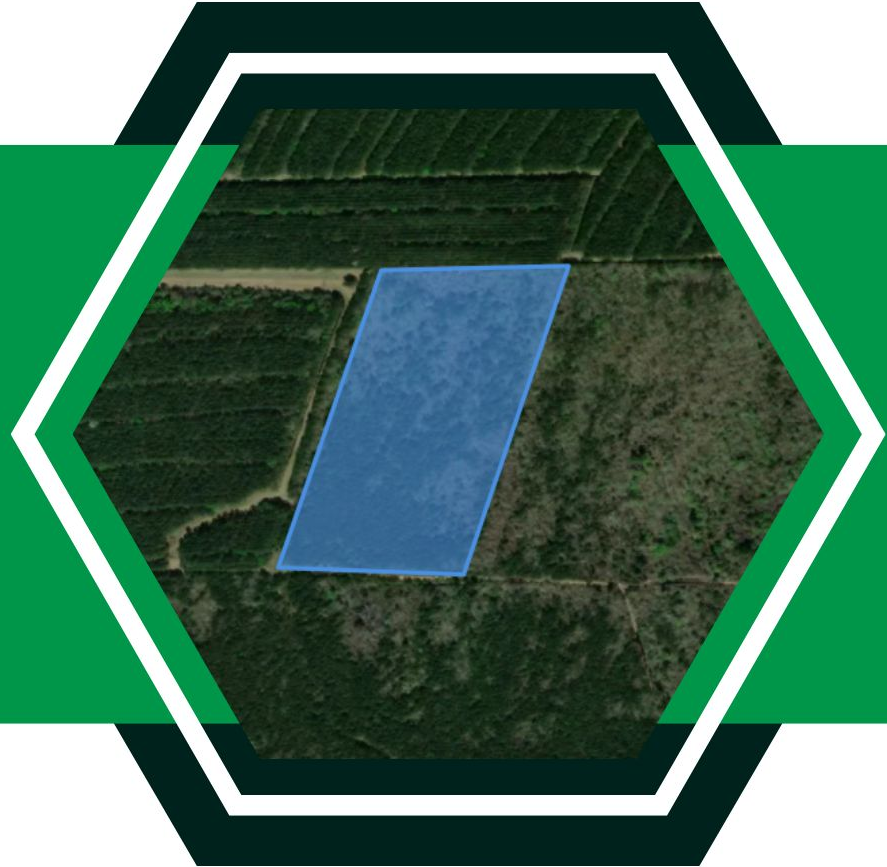
- Acres: 28
- Purchase Price including closing costs: \$33,727.58
- Revenue after selling and improvement expenses: \$40,905.40
- Gross Profit: \$7,177.82
- Days in inventory: 89
- Return on Investment: 21.28%



TURNING PROFIT

Deal #16: Blizzard Rd

- Acres: 14
- Purchase Price including closing costs: \$13,682.79
- Revenue after selling and improvement expenses: \$24,334.66
- Gross Profit: \$10,651.87
- Days in inventory: 78
- Return on Investment: 77.85%



TURNING PROFIT

Deal #17: Hill Rd

- Acres: 3
- Purchase Price including closing costs: \$10,227.14
- Revenue after selling and improvement expenses: \$20,868.52
- Gross Profit: \$10,641.38
- Days in inventory: 51
- Return on Investment: 104.05%



TURNING PROFIT

Deal #18: Burch Rd

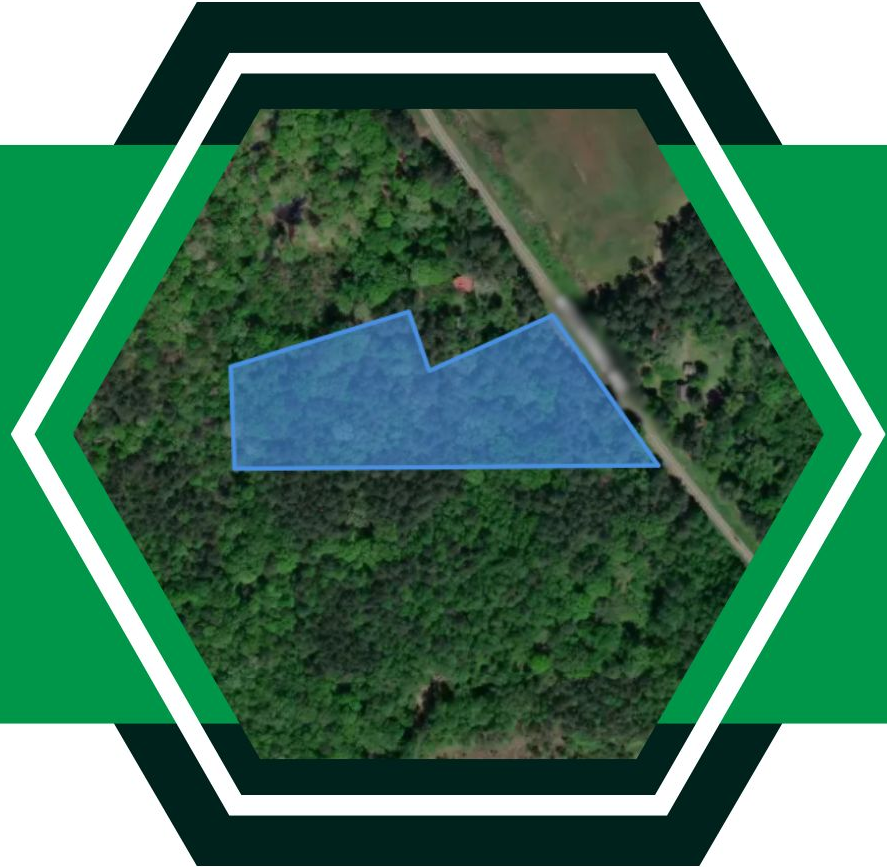
- Acres: 19.5
- Purchase Price including closing costs: \$10,327.56
- Revenue after selling and improvement expenses: \$27,254.68
- Gross Profit: \$16,927.12
- Days in inventory: 83
- Return on Investment: 163.90%



TURNING PROFIT

Deal #19: Carmel Rd

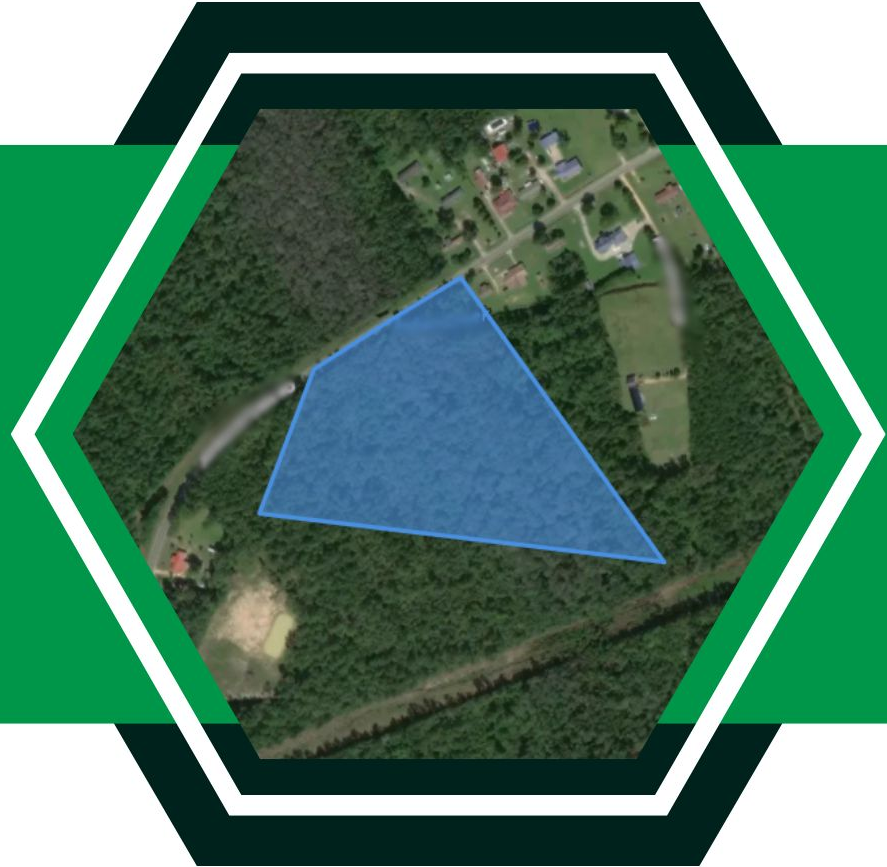
- Acres: 6.5
- Purchase Price including closing costs: \$16,177.00
- Revenue after selling and improvement expenses: \$30,737.60
- Gross Profit: \$14,560.60
- Days in inventory: 38
- Return on Investment: 90.01%



TURNING PROFIT

Deal #20: Johnson Rd

- Acres: 17
- Purchase Price including closing costs: \$16,448.70
- Revenue after selling and improvement expenses: \$25,144.54
- Gross Profit: \$8,695.84
- Days in inventory: 119
- Return on Investment: 52.87%



TURNING PROFIT

Deal #21: Tedder Rd

- Acres: 28
- Purchase Price including closing costs: \$30,077.66
- Revenue after selling and improvement expenses: \$55,244.42
- Gross Profit: \$25,166.76
- Days in inventory: 31
- Return on Investment: 83.67%



TURNING PROFIT

Deal #22: Stone Ridge Rd

- Acres: 2.5
- Purchase Price including closing costs: \$10,058.14
- Revenue after selling and improvement expenses: \$44,374.48
- Gross Profit: \$34,316.34
- Days in inventory: 121
- Return on Investment: 341.18%



TURNING PROFIT

Deal #23: Cecil Rd

- Acres: 11.5
- Purchase Price including closing costs: \$17,014.82
- Revenue after selling and improvement expenses: \$25,137.51
- Gross Profit: \$8,122.69
- Days in inventory: 28
- Return on Investment: 47.74%



TURNING PROFIT

Deal #24: Sconce Road

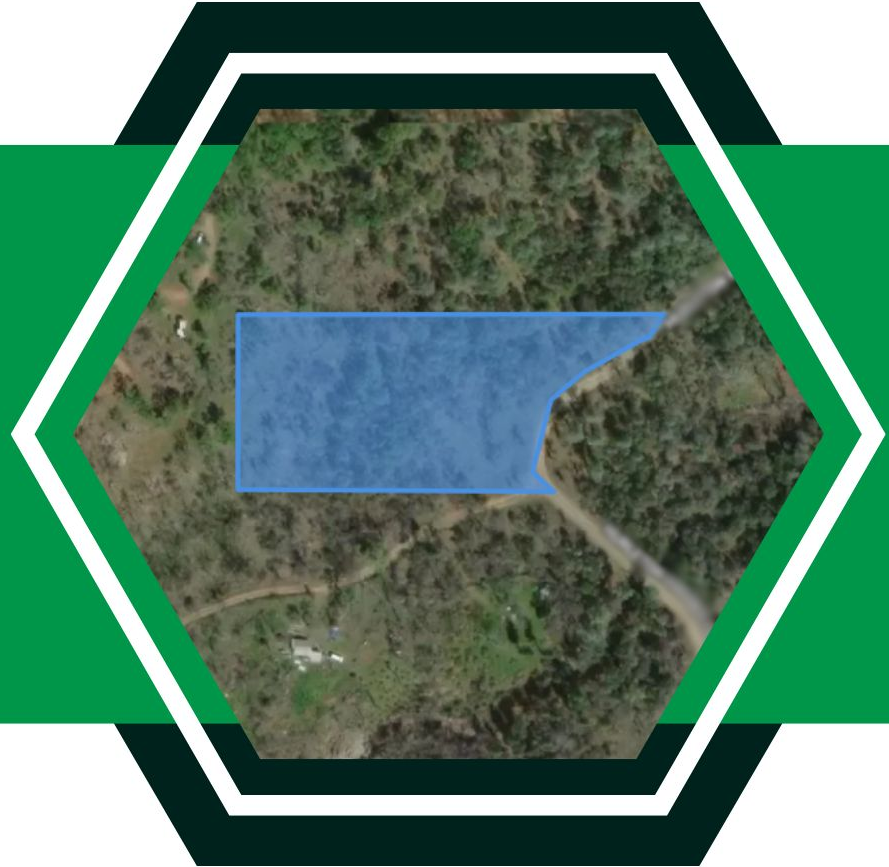
- Acres: 11.0
- Purchase Price including closing costs: \$18,181.29
- Revenue after selling and improvement expenses: \$29,908.00
- Gross Profit: \$11,726.71
- Days in inventory: 25
- Return on Investment: 64.50%



TURNING PROFIT

Deal #25: Swedes Ln

- Acres: 4
- Purchase Price including closing costs: \$18,321.51
- Revenue after selling and improvement expenses: \$27,888.54
- Gross Profit: \$9,567.03
- Days in inventory: 122
- Return on Investment: 52.22%



TURNING PROFIT

Deal #26: Bay Rd

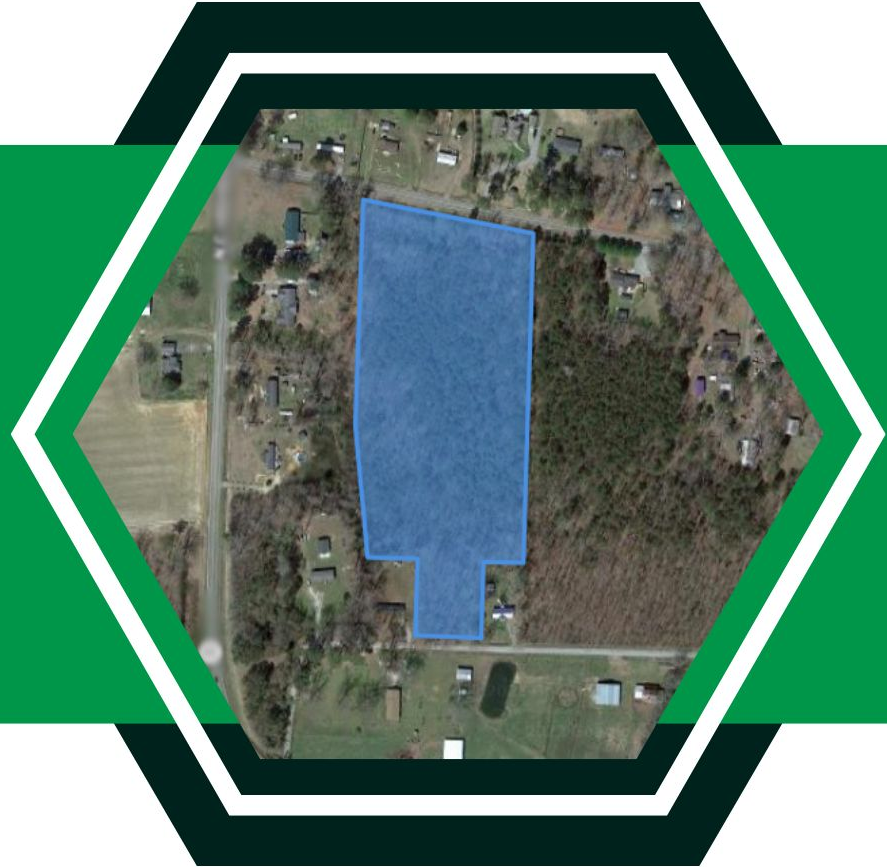
- Acres: 12.0
- Purchase Price including closing costs: \$21,148.05
- Revenue after selling and improvement expenses: \$31,301.71
- Gross Profit: \$10,153.66
- Days in inventory: 22
- Return on Investment: 48.01%



TURNING PROFIT

Deal #27: Loop Rd

- Acres: 9.0
- Purchase Price including closing costs: \$13,683.12
- Revenue after selling and improvement expenses: \$20,060.78
- Gross Profit: \$6,377.66
- Days in inventory: 32
- Return on Investment: 46.61%



TURNING PROFIT

Deal #28: Kitter Rd

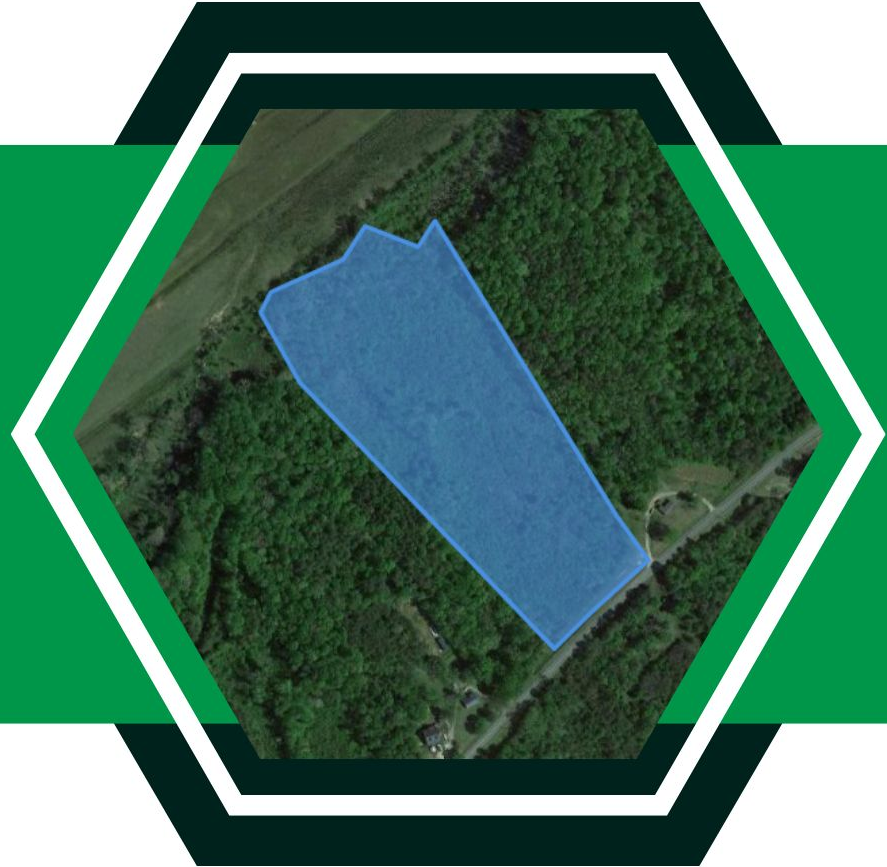
- Acres: 21.0
- Purchase Price including closing costs: \$45,504.65
- Revenue after selling and improvement expenses: \$128,530.48
- Gross Profit: \$83,025.83
- Days in inventory: 178
- Return on Investment: 182.46%



TURNING PROFIT

Deal #29: Towers Rd

- Acres: 14.5
- Purchase Price including closing costs: \$23,872.49
- Revenue after selling and improvement expenses: \$53,462.50
- Gross Profit: \$29,590.01
- Days in inventory: 54
- Return on Investment: 123.95%



TURNING PROFIT

Deal #30: Beaver Ct

- Acres: 3.5
- Purchase Price including closing costs: \$19,630.00
- Revenue after selling and improvement expenses: \$32,908.00
- Gross Profit: \$13,278.00
- Days in inventory: 48
- Return on Investment: 67.64%



TURNING PROFIT

Deal #31: HWY 210

- Acres: 650.0
- Purchase Price including closing costs: \$0.00 (partner)
- Revenue after selling and improvement expenses: \$108,073.74
- Gross Profit: \$108,073.74
- Days in inventory: 202
- Return on Investment: 100.00% (infinite)



TURNING PROFIT

Deal #32: Garrett Rd

- Acres: 14.0
- Purchase Price including closing costs: \$44,089.39
- Revenue after selling and improvement expenses: \$54,203.99
- Gross Profit: \$10,114.60
- Days in inventory: 156
- Return on Investment: 22.94%



TURNING PROFIT

Deal #33: Shelter Ln

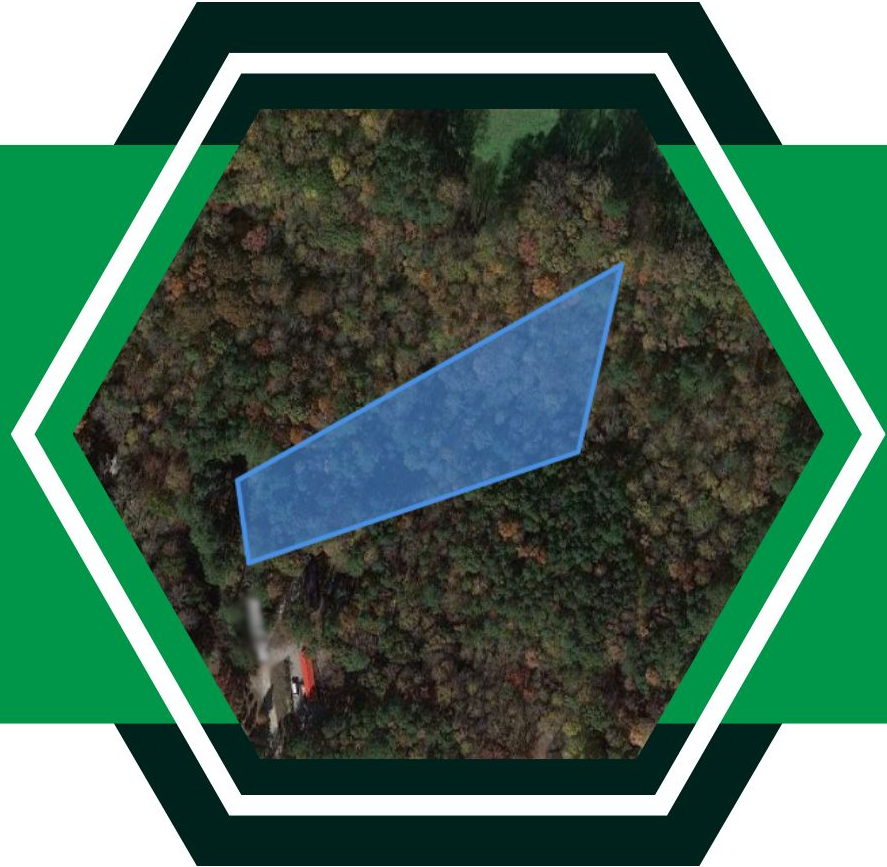
- Acres: 21.0
- Purchase Price including closing costs:
\$17,838.23
- Revenue after selling and improvement
expenses: \$23,726.24
- Gross Profit: \$6,000.00
- Days in inventory: 26
- Return on Investment: 33.64%



TURNING PROFIT

Deal #34: Ingle Rd

- Acres: 2.0
- Purchase Price including closing costs: \$13,814.59
- Revenue after selling and improvement expenses: \$22,270.58
- Gross Profit: \$8,000.00
- Days in inventory: 55
- Return on Investment: 57.91%



TURNING PROFIT

Deal #35: SR 1001

- Acres: 13.5
- Purchase Price including closing costs: \$25,029.73
- Revenue after selling and improvement expenses: \$53,575.66
- Gross Profit: \$28,000.00
- Days in inventory: 37
- Return on Investment: 111.87%



TURNING PROFIT

Deal #36: Weeks Dr

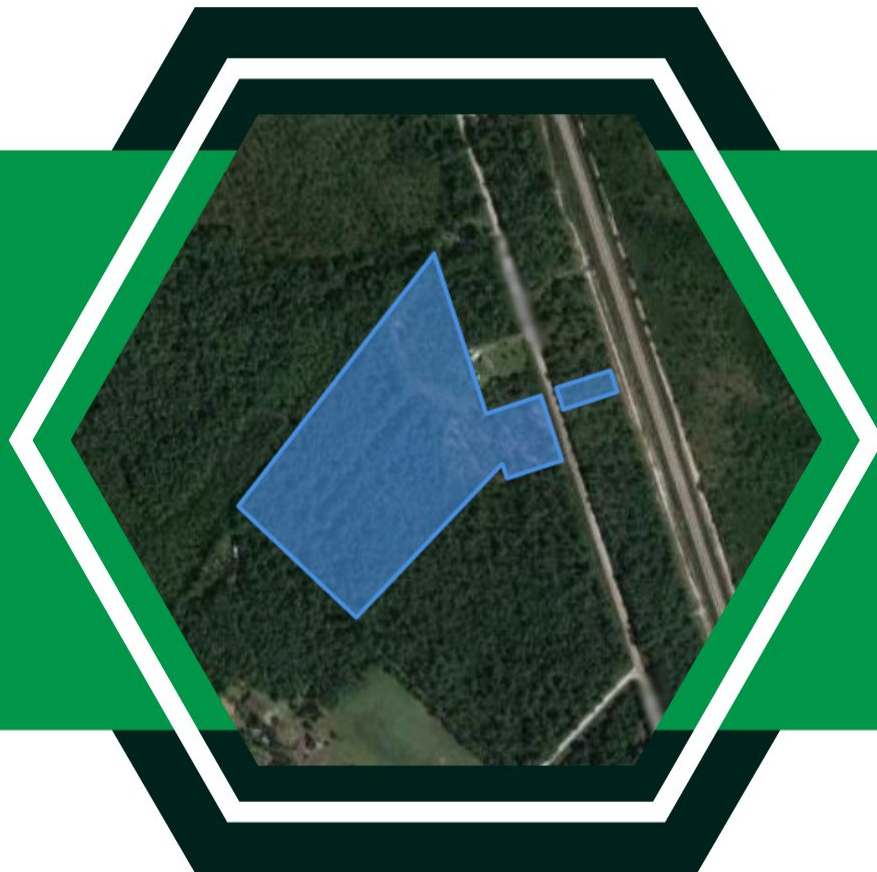
- Acres: 13.0
- Purchase Price including closing costs: \$19,751.87
- Revenue after selling and improvement expenses: \$34,080.88
- Gross Profit: \$14,000.00
- Days in inventory: 231
- Return on Investment: 70.88%



TURNING PROFIT

Deal #37: Redwood Rd

- Acres: 14.75
- Purchase Price including closing costs: \$25,909.50
- Revenue after selling and improvement expenses: \$44,627.58
- Gross Profit: \$18,000.00
- Days in inventory: 43
- Return on Investment: 69.47%



TURNING PROFIT

Deal #38: Chattanooga Dr

- Acres: 9.5
- Purchase Price including closing costs: \$13,876.76
- Revenue after selling and improvement expenses: \$26,671.58
- Gross Profit: \$12,000.00
- Days in inventory: 23
- Return on Investment: 86.48%



TURNING PROFIT

Deal #39: McGhees Rd

- Acres: 21.0
- Purchase Price including closing costs: \$44,995.76
- Revenue after selling and improvement expenses: \$67,143.23
- Gross Profit: \$22,000.00
- Days in inventory: 20
- Return on Investment: 48.89%



TURNING PROFIT

Deal #40: Bear Rd

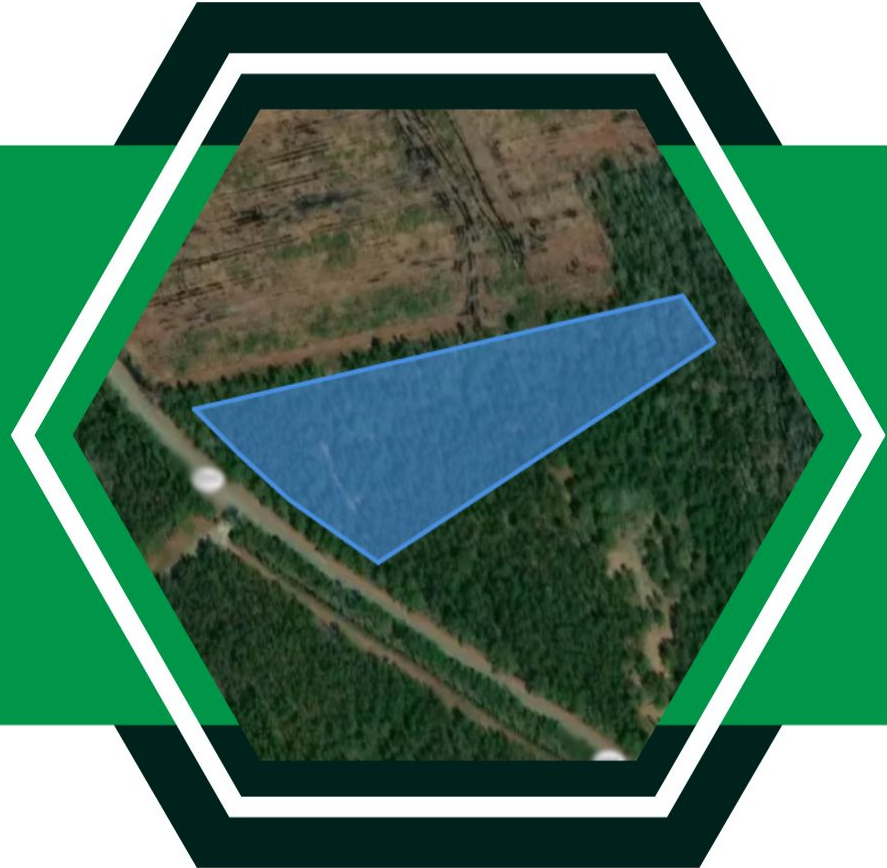
- Acres: 6.5
- Purchase Price including closing costs: \$42,202.72
- Revenue after selling and improvement expenses: \$139,303.71
- Gross Profit: \$97,000.00
- Days in inventory: 52
- Return on Investment: 229.84%



TURNING PROFIT

Deal #41: Swamp Rd

- Acres: 5.50
- Purchase Price including closing costs:
\$21,728.44
- Revenue after selling and improvement
expenses: \$33,458.19
- Gross Profit: \$11,000.00
- Days in inventory: 23
- Return on Investment: 50.62%



TURNING PROFIT

Deal #42: Lodge Rd

- Acres: 14.5
- Purchase Price including closing costs: \$52,417.07
- Revenue after selling and improvement expenses: \$74,096.64
- Gross Profit: \$21,000.00
- Days in inventory: 35
- Return on Investment: 40.06%



TURNING PROFIT

Deal #43: Percy Rd

- Acres: 22.25
- Purchase Price including closing costs: \$46,300.30
- Revenue after selling and improvement expenses: \$89,489.76
- Gross Profit: \$43,000.00
- Days in inventory: 21
- Return on Investment: 92.87%



TURNING PROFIT

Deal #44: Dowd St

- Acres: 3.1
- Purchase Price including closing costs: \$13,394.87
- Revenue after selling and improvement expenses: \$30,771.49
- Gross Profit: \$16,000.00
- Days in inventory: 99
- Return on Investment: 119.45%



TURNING PROFIT

Deal #45: Royster Rd

- Acres: 20.0
- Purchase Price including closing costs:
\$37,405.90
- Revenue after selling and improvement
expenses: \$112,074.12
- Gross Profit: \$74,000.00
- Days in inventory: 64
- Return on Investment: 197.83%



TURNING PROFIT

Deal #46: Halifax Rd

- Acres: 21.25
- Purchase Price including closing costs: \$35,000.00
- Revenue after selling and improvement expenses: \$69,150.46
- Gross Profit: \$34,000.00
- Days in inventory: 63
- Return on Investment: 97.14%



TURNING PROFIT

Deal #47: Brick Landing Rd

- Acres: 2.25
- Purchase Price including closing costs: \$19,509.00
- Revenue after selling and improvement expenses: \$44,411.26
- Gross Profit: \$24,000.00
- Days in inventory: 24
- Return on Investment: 123.02%



TURNING PROFIT

Deal #48: Clay #1 & #2

- Acres: 9.75
- Purchase Price including closing costs: \$40,000.00
- Revenue after selling and improvement expenses: \$71,267.86
- Gross Profit: \$31,000.00
- Days in inventory: 70
- Return on Investment: 77.50%



TURNING PROFIT

Deal #49: Crest Wood Dr

- Acres: 5.5
- Purchase Price including closing costs: \$10,368.69
- Revenue after selling and improvement expenses: \$23,083.19
- Gross Profit: \$12,000.00
- Days in inventory: 37
- Return on Investment: 115.73%



TURNING PROFIT

Deal #50: Bruno Dr

- Acres: 2
- Purchase Price including closing costs: \$12,256.00
- Revenue after selling and improvement expenses: \$26,639.36
- Gross Profit: \$14,000.00
- Days in inventory: 48
- Return on Investment: 114.23%

