

MUST SELL! GORGEOUS WATERFRONT HOME

**111 Sapphire Dr.
Mooreville, NC 28117**



CarolinaMLS 2017

Gorgeous Custom Waterfront home! Soaring ceilings & lake views from most rooms in an open floorplan. Private Dock/Pier features boat & jetski lift. Awesome upscale kitchen! Private deck off Master BR & His & Her closets. Commercial grade HVAC system. Walk-out basement for your pool table, wetbar & private bedroom & full bath. 3 car garage and more.

Exclusively Presented By:

Tino Hearn

Acumen Investments, LLC

P.O. Box 65657

Orange Park

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www.acumendiscountproperties.com



ACUMEN DISCOUNT PROPERTIES

The Local Leader In Deeply Discounted Investment Properties

An Acumen Investments, LLC Company

BUYER MARKETING SHEET (FLIP)

GORGEOUS WATERFRONT PROPERTY!

Property Address: **111 Sapphire Dr.**

Property City, State, ZIP: **Moorestville, NC 28117**

Bedrooms: **3** Baths: **4** Sq.Feet: **4,301** Built: **1999**

Notes: Please carry out your own due diligence pertaining to this property.

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Project Description: This home is awesome for any buyer. This home is perfect for any investors and landlords. This home is being sold well below market value. The purchase price is a steal considering all this home has to offer.

Additional Notes: This is a turn-key property. There are no repairs needed.

PURCHASE/REHAB ASSUMPTIONS

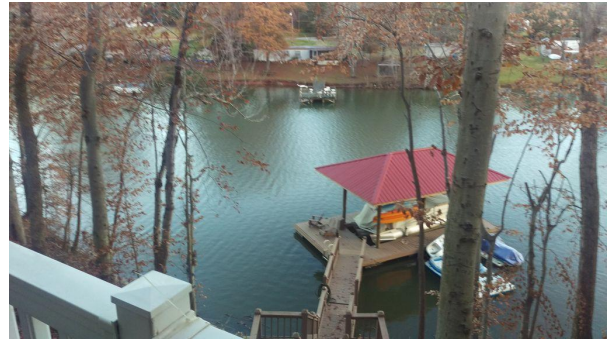
		% of ARV
After-Repair Value (ARV)	875,000.00	
Purchase Price (Offer Price)	735,000.00	84.00%
Rehab Costs	0.00	0.00%
Total Closing and Holding Costs	14,000.00	1.60%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	61,250.00	null
Total Project Cost Basis	749,000.00	85.60%
Total Amount Financed	0.00	
Total Cash Committed	749,000.00	

PROJECTED RESULTS

Projected Resale Price	875,000.00
Total Project Cost Basis	749,000.00
Flip Profit	64,750.00
ROI	8.64%
Annualized ROI	103.74%

Timeline Assumptions

Time to Complete Rehab	0 Months
Time to Complete Sale	1 Month
Total Time	1 Month



BUYER MARKETING SHEET (HOLD)

BEAUTIFUL WATERFRONT PROPERTY

Property Address: **111 Sapphire Dr.**
Property City, State, ZIP: **Mooreville, NC 28117**
Bedrooms: **3** Baths: **4** Sq.Feet: **4,301** Built: **1999**

Notes:

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Project Description:

<u>PURCHASE/REHAB ASSUMPTIONS</u>		% of ARV
After-Repair Value (ARV)	875,000.00	
Purchase Price (Offer Price)	735,000.00	84%
Rehab Costs	-	0%
Total Closing and Holding Costs	14,000.00	2%
Total Financing Costs	-	0%
Total Project Cost Basis	749,000.00	86%
Total Amount Financed	-	
Total Cash Committed	749,000.00	

PROJECTED RESULTS

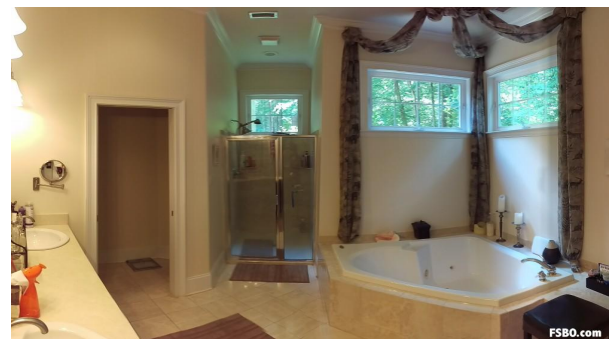
Projected Monthly Rent (net of vacancy)	4,500.00
Projected Monthly Expenses	590.00
Projected Monthly Net Operating Income	3,910.00

Cap Rate Based on Cost Basis	6.3%
Cap Rate Based on ARV	5.4%

Sweat Equity	126,000.00
Monthly Cash Flow (before-tax)	3,910.00

Assumed Time to Complete Rehab	0 Months
Assumed Time to Lease Up	1 Month
Total Time between Acquisition and Lease-up	1 Month

Cash-on-Cash Return (before-tax)	6.3%
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STABILIZED INCOME AND EXPENSES (HOLD)

111 Sapphire Dr. Mooreville, NC 28117				Tino Hearn Acumen Investments, LLC 904 349-3981		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	1	3br	4,301	4,500	54,000	100.0%
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
Total	1		4,301			
Gross Schedule Income VACANCY LOSS Other Income Gross Operating Income (Effective Gross Inc)			0.0%	4,500	54,000	100%
				0	0	
				0	0	
				4,500	54,000	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	5,400	450	5,400	76.3%	10.0%
Advertising						
Insurance Hazard		480	40	480	6.8%	0.9%
Janitorial						
Landscape Maintenance						
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance						
Reserves						
Taxes - Property		1,200	100	1,200	16.9%	2.2%
other						
Utilities:						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
Total Operating expenses		7,080	590	7,080	100%	13%
Net Operating Income		46,920	3,910	46,920	87%	

CASH FLOW TO LENDER (HOLD)

<div>111 Sapphire Dr. Mooresville, NC 28117</div>				<div>Tino Hearn Acumen Investments, LLC 904 349-3981</div>					
Points Offered to Lender:	3.00%			Total Interest Income:	-				
Interest Rate Offered to Lender:	10.00%			Points, Fees:	-				
Total Amount Funded By Lender:	0			Total:	-				
Total Loan Amount (inc deferred):	0			<div>Cash-on-Cash Return (annual): IRR (annualized):</div>					
Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan		0							
Cashflows Out									
Cashflows In									
Net									