

**1740 W. 10th Street
Jacksonville, FL 32209**



Exclusively Presented By:

Tino Hearn

Acumen Investments, LLC

P.O. Box 65657

Orange Park

904 349-3981

tino@acumeninvestments.net

www.acumendiscountproperties.com



ACUMEN DISCOUNT PROPERTIES

The Local Leader In Deeply Discounted Investment Properties

An Acumen Investments, LLC Company

Powered by www.rehabvaluator.com

BUYER MARKETING SHEET (HOLD)

Property Address: **1740 W. 10th Street**
 Property City, State, ZIP: **Jacksonville, FL 32209**
 Bedrooms: **3** Baths: **1** Sq.Feet: **1360** Built: **1919**
Notes:

Presented by:

Tino Hearn

Acumen Investments, LLC

904 349-3981

tino@acumeninvestments.net

www.acumendiscountproperties.com

Project Description:

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	42,000.00	
Purchase Price (Offer Price)	10,000.00	24%
Rehab Costs	25,000.00	60%
Total Closing and Holding Costs	1,800.00	4%
Total Financing Costs	-	0%
Total Project Cost Basis	36,800.00	88%
Total Amount Financed	-	
Total Cash Committed	36,800.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	750.00
Projected Monthly Expenses	96.57
Projected Monthly Net Operating Income	653.43

Cap Rate Based on Cost Basis	21.3%
Cap Rate Based on ARV	18.7%

Sweat Equity at End of Rehab	5,200.00
Monthly Cash Flow (before-tax)	653.43

Assumed Time to Complete Rehab	2 Months
Assumed Time to Rent	2 Months
Total Time between Acquisition and Lease-up	4 Months

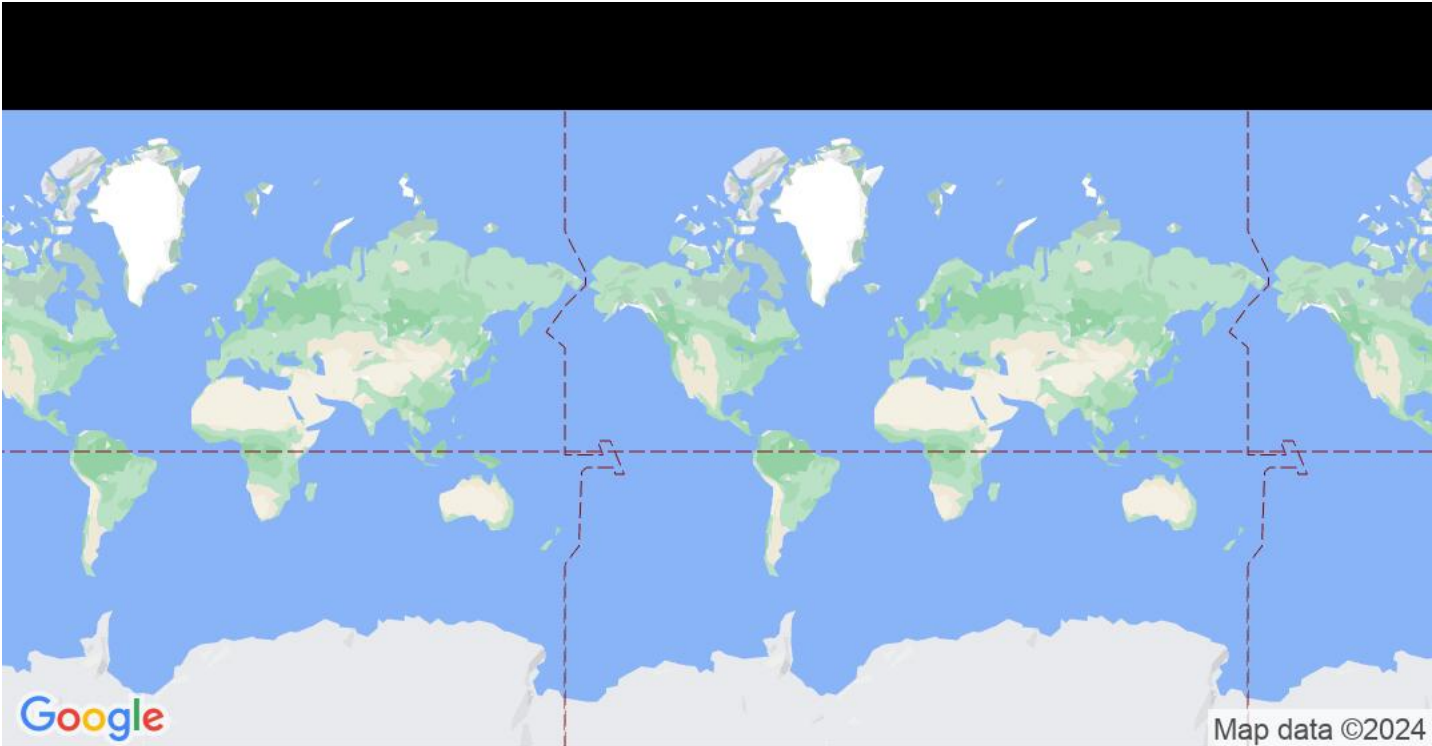
Cash-on-Cash Return (before-tax)	21.3%
----------------------------------	-------



COMPARABLE SALES REPORT

Property Address: **1740 W. 10th Street**
Property City, State, ZIP: **Jacksonville, FL 32209**
Bedrooms: **3** Baths: **1** Sq.Feet: **1360** Built: **1919**
Notes:

Presented by:
Tino Hearn
Acumen Investments, LLC
904 349-3981
tino@acumeninvestments.net
www.acumendiscountproperties.com



<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq.</u> <u>Ft.</u>	<u>Date</u> <u>Sold</u>	<u>Year</u> <u>Built</u>	<u>Sales</u> <u>Price</u>	<u>\$/Sq.</u> <u>Ft.</u>	<u>Dist</u>	<u>Notes</u>
1.									
Average									

Additional Pictures

