

# **GORGEOUS TURN-KEY PROPERTY IN HISTORIC ST. AUGUSTINE**

**641 Segovia Rd.**

**Saint Augustine, Florida 32086**



**House sits on 6 corner lots. Large rooms with open floor plan. Screened BBQ house with built in seating. Fenced yard, shed and more. This home is located in the beautiful historic St. Augustine, FL. This property has great curb appeal and priced to sell. No repairs are needed. Only minor cosmetic enhancements at the buyer's discretion.**

**Exclusively Presented By:**

**Tino Hearn**

**Acumen Investments, LLC**

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**Orange Park**

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**ACUMEN DISCOUNT PROPERTIES**

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An Acumen Investments, LLC Company

# BUYER MARKETING SHEET (HOLD)

Property Address: **641 Segovia Rd.**

Property City, State, ZIP: **Saint Augustine, Florida 32086**

Bedrooms: **3** Baths: **3** Sq.Feet: **2,161** Built: **1964**

Notes: Seeking serious buyers only! Must be able to provide a \$2,000 non-refundable deposit and POF upon signed contract.

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**Project Description:** FEATURES: Ceiling fan, fenced yard, fireplace, sprinkler system, patio, Flooring....carpet, linoleum, vinyl, barbecue  
APPLIANCES INCLUDED: Range/Oven, Refrigerator, Garbage disposal. ROOM TYPE:

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>		% of ARV
After-Repair Value (ARV)	292,000.00	
<b>Purchase Price (Offer Price)</b>	<b>223,000.00</b>	76%
Rehab Costs	-	0%
Total Closing and Holding Costs	2,000.00	1%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>225,000.00</b>	77%
Total Amount Financed	-	
Total Cash Committed	225,000.00	

## **PROJECTED RESULTS**

Projected Monthly Rent (net of vacancy)	1,363.00
Projected Monthly Expenses	276.30
Projected Monthly Net Operating Income	1,086.70

Cap Rate Based on Cost Basis	5.8%
Cap Rate Based on ARV	<b>4.5%</b>

Sweat Equity	67,000.00
Monthly Cash Flow (before-tax)	1,086.70

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

Cash-on-Cash Return (before-tax)	5.8%
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## STABILIZED INCOME AND EXPENSES (HOLD)

641 Segovia Rd. Saint Augustine, Florida 32086				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	2,161	1,363	16,356	100.0%
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
Total	1		2,161			
Gross Schedule Income VACANCY LOSS Other Income Gross Operating Income (Effective Gross Inc)				1,363	16,356	100%
			0.0%	0	0	
				0	0	
				1,363	16,356	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	1,636	136	1,636	49.3%	10.0%
Advertising						
Insurance Hazard		480	40	480	14.5%	2.9%
Janitorial						
Landscape Maintenance						
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance						
Reserves						
Taxes - Property		1,200	100	1,200	36.2%	7.3%
other						
<b>Utilities:</b>						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
<b>Total Operating expenses</b>		<b>3,316</b>	<b>276</b>	<b>3,316</b>	<b>100%</b>	<b>20%</b>
<b>Net Operating Income</b>		<b>13,040</b>		<b>1,087</b>	<b>13,040</b>	<b>80%</b>

## CASH FLOW SUMMARY (HOLD)

<div> <div> <b>641 Segovia Rd.</b>  <b>Saint Augustine, Florida 32086</b> </div> <div> <b>Tino Hearn</b>  <b>Acumen Investments, LLC</b>  <b>(904) 349-3981</b> </div> </div>										
Month	0	1	2	3	4	5	6	7	8	
Purchase	(223,000)									
Closing Costs	(2,000)									
Orig/Disc Points and Loan Closing Costs										
Holding Costs										
Rehab Draws/Expenses										
Interest (Paid or Accrued)										
Total Cash Spent in Period	(225,000)									
Cumulative Financed	0									
Cumulative Cost Basis	(225,000)									
Cash Tied up in Deal	225,000									
Equity Left in Deal	292,000									



## Additional Pictures



## Additional Pictures

