

# HANDYMAN'S SPECIAL READY FOR TRANSFORMATION!

217 E. 48th Street

Jacksonville, Florida 32208



**This property is ideal for an investor or first time home buyer. The home needs a little TLC, but has potential. Huge fenced-in back yard. New plumbing and newly renovated bathroom. Asking \$26K.**

**Exclusively Presented By:**

**Tino Hearn**

**Acumen Investments, LLC**

**P.O. Box 65657**

**Orange Park**

**(800) 868-0388**

**[tino@acumeninvestments.net](mailto:tino@acumeninvestments.net)**

**[www.acumendiscountproperties.com](http://www.acumendiscountproperties.com)**



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# BUYER MARKETING SHEET (HOLD)



Property Address: <b>217 E. 48th Street</b> Property City, State, ZIP: <b>Jacksonville, Florida 32208</b> Bedrooms: <b>3</b> Baths: <b>1</b> Sq.Feet: <b>979</b> Built: <b>1943</b> <u>Notes:</u> Seeking serious cash buyers only! Must be able to provide a \$2,000 non-refundable deposit and POF upon signed contract.	<b>Presented by:</b> <b>Tino Hearn</b> Acumen Investments, LLC (800) 868-0388 tino@acumeninvestments.net www.acumendiscountproperties.com
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**Project Description:** This property is ideal for an investor or first time home buyer. The home needs a little TLC, but has potential. Huge fenced-in back yard. New plumbing and newly renovated bathroom. Asking \$26K.

<b>PURCHASE/REHAB ASSUMPTIONS</b>	% of ARV	
After-Repair Value (ARV)	39,000.00	
<b>Purchase Price (Offer Price)</b>	<b>23,000.00</b>	59%
Rehab Costs	6,000.00	15%
Total Closing and Holding Costs	1,200.00	3%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>30,200.00</b>	<b>77%</b>
Total Amount Financed	-	
Total Cash Committed	30,200.00	

<b>PROJECTED RESULTS</b>			
Projected Monthly Rent (net of vacancy)	1,200.00		
Projected Monthly Expenses	260.00		
Projected Monthly Net Operating Income	940.00		
Cap Rate Based on Cost Basis	37.4%	Sweat Equity at End of Rehab	8,800.00
Cap Rate Based on ARV	<b>28.9%</b>	Monthly Cash Flow (before-tax)	940.00
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	37.4%
Assumed Time to Lease Up	12 Months		
Total Time between Acquisition and Lease-up	14 Months		



## CASH FLOW SUMMARY (HOLD)

<b>217 E. 48th Street Jacksonville, Florida 32208</b>	<b>Tino Hearn Acumen Investments, LLC (800) 868-0388</b>
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Month	0	1	2	3	4	5	6	7	8
Purchase	(23,000)								
Closing Costs	(1,200)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses	(6,000)								
Interest (Paid or Accrued)		0	0	0	0	0	0	0	0
Total Cash Spent in Period	(30,200)	0	0	0	0	0	0	0	0
Cumulative Financed	0	0	0	0	0	0	0	0	0
Cumulative Cost Basis	(30,200)	(30,200)	(30,200)	(30,200)	(30,200)	(30,200)	(30,200)	(30,200)	(30,200)

Cash Tied up in Deal  
Equity Left in Deal

Month	9	10	11	12	13	14	15	16
Orig/Disc Points and Loan Closing Costs								
Holding Costs								
Rehab Draws/Expenses								
Interest (Paid or Accrued)		0	0	0	0	0	0	
Total Cash Spent in Period		0	0	0	0	0	0	
Cumulative Financed		0	0	0	0	0	0	
Cumulative Cost Basis		(30,200)	(30,200)	(30,200)	(30,200)	(30,200)	(30,200)	
Cash Tied up in Deal							30,200	
Equity Left in Deal							39,000	

## Additional Pictures

