

HIGH EQUITY TURN-KEY PROPERTY

**4809 Waller Street
Jacksonville, Florida 32254**



The very nice 2/1 property is an investor's dream. This home is turn-key, priced to sell and ready for a quick flip or buy and hold. There are no repairs needed. The property is fully renovated and move-in ready.

Exclusively Presented By:

Tino Hearn

Acumen Investments, LLC

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www.acumendiscountproperties.com



ACUMEN DISCOUNT PROPERTIES

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BUYER MARKETING SHEET (FLIP)

Property Address: **4809 Waller Street**

Property City, State, ZIP: **Jacksonville, Florida 32254**

Bedrooms: **2** Baths: **1** Sq.Feet: **760** Built: **1943**

Notes: Seeking serious cash buyers only! Must be able to provide a \$2,000 non-refundable deposit with 10-day closing.

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Project Description: The very nice 2/1 property is an investor's dream. This home is turn-key, priced to sell and ready for a quick flip or buy and hold. The property is fully renovated and move-in ready. You will be acquiring this property over 30% off retail.

Additional Notes: No repairs are needed. The property is fully renovated.

PURCHASE/REHAB ASSUMPTIONS

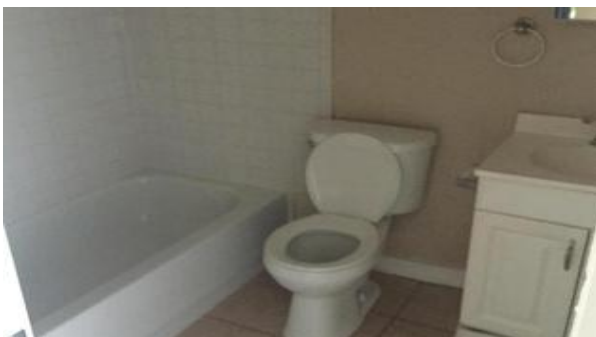
		% of ARV
After-Repair Value (ARV)	49,000.00	
Purchase Price (Offer Price)	29,500.00	60.20%
Rehab Costs	2,000.00	4.08%
Total Closing and Holding Costs	1,400.00	2.86%
Total Financing Costs	1,693.20	3.46%
Projected Cost of Sale	0.00	null
Total Project Cost Basis	34,593.20	70.60%
Total Amount Financed	32,563.20	
Total Cash Committed	2,030.00	

PROJECTED RESULTS

Projected Resale Price	49,000.00
Total Project Cost Basis	34,593.20
Flip Profit (after Lender Split)	11,525.44
ROI	567.76%
Annualized ROI	1703.27%

Timeline Assumptions

Time to Complete Rehab	2 Months
Time to Complete Sale	2 Months
Total Time	4 Months



BUYER MARKETING SHEET (HOLD)

Property Address: **4809 Waller Street**
 Property City, State, ZIP: **Jacksonville, Florida 32254**
 Bedrooms: **2** Baths: **1** Sq.Feet: **760** Built: **1943**

Notes:

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Project Description:

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	49,000.00	
Purchase Price (Offer Price)	29,500.00	60%
Rehab Costs	2,000.00	4%
Total Closing and Holding Costs	1,400.00	3%
Total Financing Costs	1,424.08	3%
Total Project Cost Basis	34,324.08	70%
Total Amount Financed	32,294.08	
Total Cash Committed	2,030.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	825.00
Projected Monthly Expenses	260.00
Projected Monthly Net Operating Income	565.00

Cap Rate Based on Cost Basis	19.8%
Cap Rate Based on ARV	13.8%

Equity at End of Deal	16,705.92
Monthly Cash Flow (before-tax)	295.88

Assumed Time to Complete Rehab	2 Months
Assumed Time to Lease Up	1 Month
Total Time between Acquisition and Lease-up	3 Months

Cash-on-Cash Return (before-tax)	174.9%
DCR of Loan	2.10

Assuming 10% Interest Rate, Interest-Only



CASH FLOW SUMMARY (FLIP)

**4809 Waller Street
Jacksonville, Florida 32254**

**Tino Hearn
Acumen Investments, LLC
(904) 349-3981**

Month	0	1	2	3	4	5	6	7	8
Purchase	(29,500)								
Purchase Closing Costs	(1,200)								
Orig/Disc Points and Loan Closing Costs	(630)								
Holding Costs		(50)	(50)	(50)	(50)				
Rehab Draws/Expenses	(2,000)								
Interest (Paid or Accrued)		(263)	(263)	(263)	(263)				
Total Cash Spent in Period	(1,830)	(50)	(50)	(50)	(50)				
Cumulative Cost Basis	(33,330)	(33,643)	(33,957)	(34,274)	(34,593)				
Sale Price					49,000				
Selling Costs					(0)				
Profit Split to Lender					2,881				
Flip Profit to Investor (Pre-Tax)					11,525				
Total Cash Committed					2,030				
Return on Cash Investment (annualized)					1703.27%				

CASH FLOW SUMMARY (HOLD)

<div> <div> 4809 Waller Street Jacksonville, Florida 32254 </div> <div> Tino Hearn Acumen Investments, LLC (904) 349-3981 </div> </div>										
Month	0	1	2	3	4	5	6	7	8	
Purchase	(29,500)									
Closing Costs	(1,200)									
Orig/Disc Points and Loan Closing Costs	(630)									
Holding Costs		(67)	(67)	(67)						
Rehab Draws/Expenses	(2,000)									
Interest (Paid or Accrued)		(263)	(263)	(263)						
Total Cash Spent in Period	(1,830)	(67)	(67)	(67)						
Cumulative Financed	(31,500)	(31,763)	(32,027)	(32,294)						
Cumulative Cost Basis	(33,330)	(33,659)	(33,991)	(34,324)						
Split to Lender from Refi Profits					0					
Cash Tied up in Deal					2,030					
Equity Left in Deal					16,706					

Additional Pictures

PHOTOS

