

# **Kerrville Double Deal ! 2 Houses for 1 Price!**

**1229 & 1219 Fourth St  
Kerrville, TX 78028**



**Cute Area in Kerrville. 2 Houses -1 house is a 3 bed 2 bath single family home - The other is a Duplex with a 2/1 and a 1/1. These 2 properties are right next to each other and the duplex has a very large lot! A Huge Backyard!. Right next to a creek with fish!. Not in Flood Zone. Many Great Comps in the area and on the same street. Thanks**

**Exclusively Presented By:**

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# BUYER MARKETING SHEET (FLIP)

## Kerrville Double Deal! 2 houses for the price of 1!

Property Address: **1229 & 1219 Fourth St**  
 Property City, State, ZIP: **Kerrville, TX 78028**  
 Bedrooms: **3** Baths: **2** Sq.Feet: **900** Built:  
Notes: 2nd House is a Duplex with a 2/1 and a 1/1

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**Project Description:** One home is slab foundation and the duplex is pier and beam. The Duplex can be turned back into a 3 bed 2 bath home. There is also plenty of back yard for another house! Big Park like Back yard with creek!

**Additional Notes:** Both homes need rehab. Please do your do diligence. Included but not limited to Full Rehab.

<b>PURCHASE/REHAB ASSUMPTIONS</b>			<b>PROJECTED RESULTS</b>	
After-Repair Value (ARV)	185,000.00	% of ARV	Projected Resale Price	185,000.00
<b>Purchase Price (Offer Price)</b>	<b>89,000.00</b>	<b>48.11%</b>	Total Project Cost Basis	135,500.00
Rehab Costs	45,000.00	24.32%	<b>Flip Profit</b>	<b>36,550.00</b>
Total Closing and Holding Costs	1,500.00	0.81%	ROI	26.97%
Total Financing Costs	0.00	0.00%	Annualized ROI	80.92%
Projected Cost of Sale	12,950.00	null	<u>Timeline Assumptions</u>	
<b>Total Project Cost Basis</b>	<b>135,500.00</b>	<b>73.24%</b>	Time to Complete Rehab	2 Months
Total Amount Financed	0.00		Time to Complete Sale	2 Months
Total Cash Committed	135,500.00		Total Time	4 Months



**First house**



**Second house / Duplex!**



## CASH FLOW SUMMARY (FLIP)

**Kerrville Double Deal!**  
**1229 & 1219 Fourth St**  
**Kerrville, TX 78028**

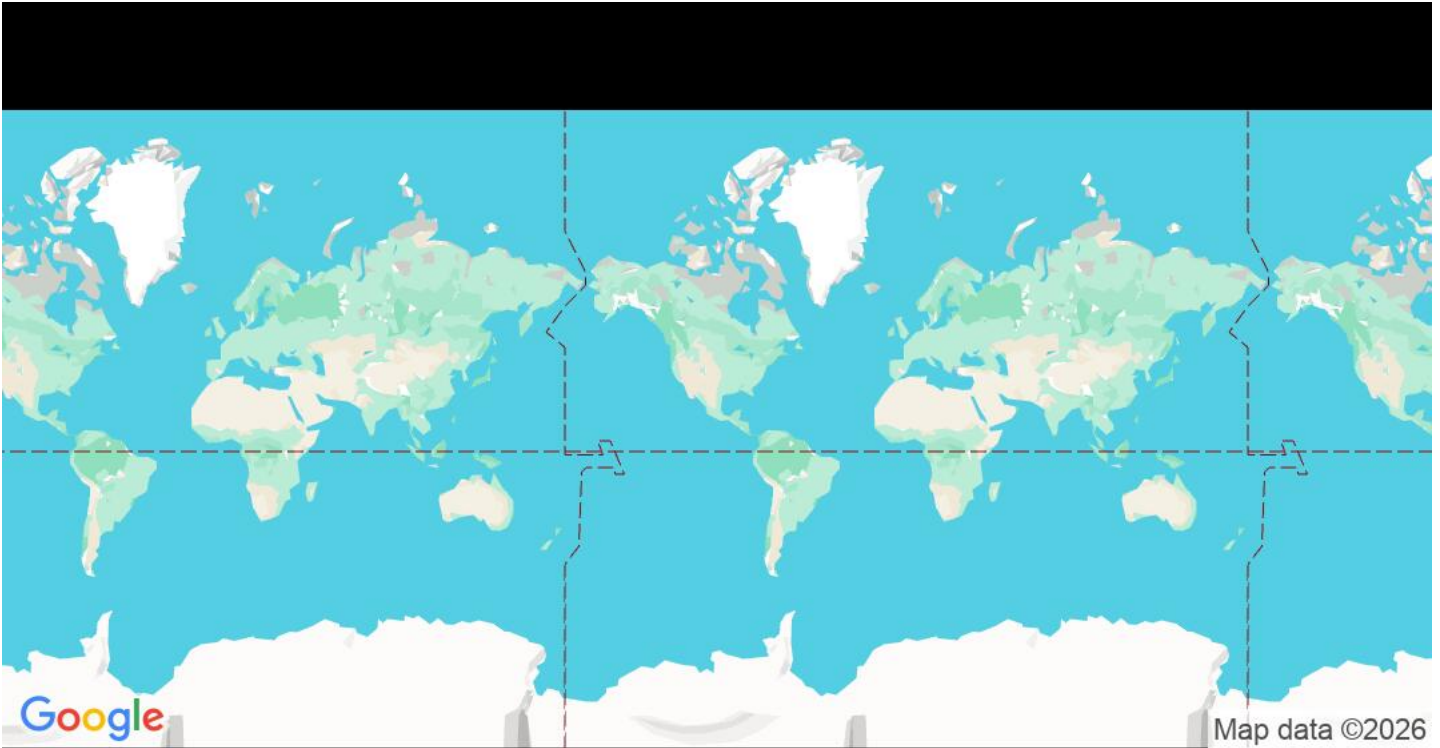
**Mark Dunn**  
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Month	0	1	2	3	4	5	6	7	8
Purchase	(89,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
<hr/>									
Holding Costs									
Rehab Draws/Expenses	(45,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(135,500)	0	0	0	0				
Cumulative Cost Basis	(135,500)	(135,500)	(135,500)	(135,500)	(135,500)				
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Sale Price					185,000				
Selling Costs					(12,950)				
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)					36,550				
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Total Cash Committed					135,500				
Return on Cash Investment (annualized)					80.92%				

# COMPARABLE SALES REPORT

Property Address: **1229 & 1219 Fourth St**  
Property City, State, ZIP: **Kerrville, TX 78028**  
Bedrooms: **3** Baths: **2** Sq.Feet: **900** Built:  
Notes:

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<u>Property Address</u>	<u>Beds Baths SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1.							
<b>Average</b>							