

Fixer upper - Handyman - Flip Special

**3773 Piney Point Dr
Conroe, TX 77301**



Excellent opportunity to create a Diamond in the rough! 1973 built. 2160 sq ft of living space. Needs some upgrades and clear the clutter. Over 28,000 sq ft lot.

LOTS OF SWEAT EQUITY potential! Located in a growing and attractive, quiet woody area of Conroe. Close to everything yet private enough to enjoy the peaceful surroundings.

Exclusively Presented By:

Phil Salazar

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BUYER MARKETING SHEET (FLIP)

Excellent wholesale Flip opportunity!

Property Address: **3773 Piney Point Dr**
 Property City, State, ZIP: **Conroe, TX 77301**
 Bedrooms: **3** Baths: **2** Sq.Feet: **2160** Built: **1973**

Notes: Attention wholesalers and rehabbers! Excellent return on investment. Located in a very attractive, quiet neighborhood.

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Project Description: All the interior rooms need updating. The property has been neglected and is dated and in need of extensive TLC. But your return on some sweat equity and vision to convert this diamond in the rough is well worth it.

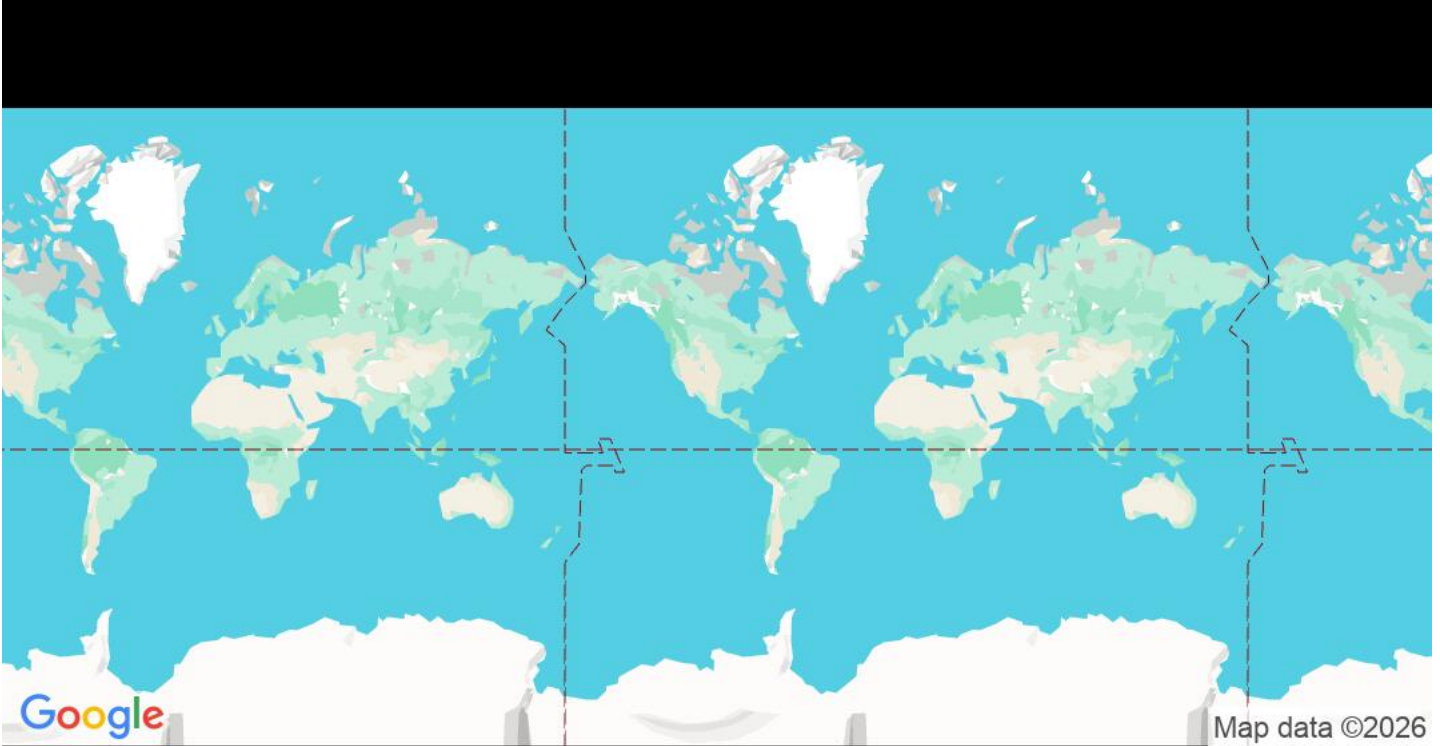
Additional Notes: Kitchen update including new cabinets, new countertops, new flooring. Bathroom update., cleaning and paint. Finish unfinished bedrooms (2 of them are being used for storage) Reroof. Install new flooring throughout. Build carport or 2 car detached garage over cement slab. Landscape and curb appeal to match other attractive houses on the street.

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
After-Repair Value (ARV)	158,000.00	% of ARV	Projected Resale Price	158,000.00
Purchase Price (Offer Price)	74,900.00	47.41%	Total Project Cost Basis	107,336.25
Rehab Costs	30,000.00	18.99%	Flip Profit	39,603.75
Total Closing and Holding Costs	2,436.25	1.54%	ROI	36.90%
Total Financing Costs	0.00	0.00%	Annualized ROI	147.59%
Projected Cost of Sale	11,060.00	null	<u>Timeline Assumptions</u>	
Total Project Cost Basis	107,336.25	67.93%	Time to Complete Rehab	2 Months
Total Amount Financed	0.00		Time to Complete Sale	1 Month
Total Cash Committed	107,336.25		Total Time	3 Months

COMPARABLE SALES REPORT

Property Address: **3773 Piney Point Dr**
 Property City, State, ZIP: **Conroe, TX 77301**
 Bedrooms: **3** Baths: **2** Sq.Feet: **2160** Built: **1973**
Notes: Analysis was based on houses sold within the past 6
 months in the Conroe 77301 area. Link provided in Notes
 Column

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<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1. 2407 N Thompson	3	2	1,840	6/16/2016		164,000			http://www.trulia.com/homes/Texas/Conroe/sold/768393-2407-N-
2. 1 Arlington St	3	2	2,161	7/1/2016		159,900			http://www.trulia.com/homes/Texas/Conroe/sold/23806862-1-Arl
3. 205 Pine Shadow Dr	3	2	2,052	6/30/2016		155,000			http://www.trulia.com/homes/Texas/Conroe/sold/822866-205-Pin
4. 1512 N San Jacinto St	3	1	1,892	3/21/2016		149,250			http://www.trulia.com/homes/Texas/Conroe/sold/658451-1512-N-
5. 309 Bois D Arc Dr	3	2	2,024	3/24/2016		145,000			http://www.trulia.com/homes/Texas/Conroe/sold/23867763-309-B

Average