

4 BR Ranch in Quiet Corner Needs Cosmetic Updates

42 Blue Hills Road

Monroe, Connecticut 06468



This 4 BR ranch in a quiet corner of Monroe has been well cared for but needs some general updates and a new kitchen and bath. Finishing the basement will add more space. A new look on top of the superb, serene location make for an easy resale. Added bonus - near farms and winery!

Exclusively Presented By:

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BUYER MARKETING SHEET (FLIP)

A flip with \$70+ Profit

Property Address: 42 Blue Hills Road Property City, State, ZIP: Monroe, Connecticut 06468 Bedrooms: 4 Baths: 1 Sq.Feet: 1596 Built: 1956 <u>Notes:</u> A quick flip in a charming location. Convert to 3 BR 2 bath 1900+ SF. The finishing touches will make it shine!	Presented by: Dale Fadimiluyi & Olivia Zlamany M.A.D. Investment LLC 203-689-3547 motherdaughterinvestment@gmail.com http://www.madinvestmentct.com/
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Project Description: This home needs updates, but has so much to offer - a large bay window and fireplace in LR, 2 car garage, hardwood throughout and a solar hot water heater. All structural is up-to-date - boiler & septic (10 years), roof & siding (10 years) and electric (7 years).

Additional Notes: Finish bsmnt (drywall, ceiling, carpet), convert BR 1 into walk-in closet and full bath for MBR, enclose bsmnt stair, install new windows, interior doors and front door, drywall garage, refinish HW, complete rehab of kitchen and existing bath, new carpet on stair, interior paint, reface fireplace, build front porch (optional), minor landscaping, open LR/DR

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
After-Repair Value (ARV)	365,000.00	% of ARV	Projected Resale Price	360,000.00
Purchase Price (Offer Price)	215,000.00	58.90%	Total Project Cost Basis	280,935.00
Rehab Costs	55,725.00	15.27%	Flip Profit	71,865.00
Total Closing and Holding Costs	8,442.00	2.31%	ROI	25.58%
Total Financing Costs	0.00	0.00%	Annualized ROI	61.39%
Projected Cost of Sale	7,200.00	null	<u>Timeline Assumptions</u>	
Total Project Cost Basis	280,935.00	76.97%	Time to Complete Rehab	3 Months
Total Amount Financed	0.00		Time to Complete Sale	2 Months
Total Cash Committed	280,935.00		Total Time	5 Months



Kitchen



Full Bath - with laundry hookup



Living Room with fireplace



A spacious and secluded back yard - 0.96 acres

CASH FLOW SUMMARY (FLIP)

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Month	0	1	2	3	4	5	6	7	8
Purchase	(215,000)								
Purchase Closing Costs	(8,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(442)	(442)	(442)	(442)	(442)			
Rehab Draws/Expenses	(55,725)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(278,725)	(442)	(442)	(442)	(442)	(442)			
Cumulative Cost Basis	(278,725)	(279,167)	(279,609)	(280,051)	(280,493)	(280,935)			
Sale Price						360,000			
Selling Costs						(7,200)			
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)						71,865			
Total Cash Committed						280,935			
Return on Cash Investment (annualized)						61.39%			

CASH FLOW TO LENDER (HOLD)

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Interest Rate Offered to Lender: 0.00%
 Profit Split to Lender: 20.00%
 Total Amount Funded By Lender: 0
 Total Loan Amount (inc deferred): 0

Total Interest Income: -

Total: -

Cash-on-Cash Return (annual):
IRR (annualized):

Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan						0			
Profit Split from Cash-Out Refi									
Cashflows Out									
Cashflows In									
Net									

COMPARABLE SALES REPORT

Property Address: **42 Blue Hills Road**
 Property City, State, ZIP: **Monroe, Connecticut 06468**
 Bedrooms: **4** Baths: **1** Sq.Feet: **1596** Built: **1956**
Notes: An idyllic neighborhood of pristine houses - some need cosmetic updates. Many high-\$\$ colonials surrounding.

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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. 15 Quarry Ridge Road, Monroe	3	2	1,856	09/13/16		357,500			A nicely updated ranch with large yard and red barn
2. 23 Barn Hill Road, Monroe	3	2.5	1,690	09/12/16		329,900			Raised ranch - in need of some updates
3. 22 Hillside Lane, Monroe	3	2	1,572	06/09/16		310,000			Brick ranch - needs some updates
4. 144 Hillside Lane, Monroe	3	2.5	2,120	06/06/16		420,000			Nicely updated two-story
5. 148 Swendson Drive, Monroe	3	2	1,888	04/05/16		230,000			Ranch w/ hardwood - very outdated - needs updates
6. 57 Captains Hill Road, Monroe	3	2	1,682	12/21/15		333,500			Charming ranch w/ hardwood - in need of updates
7. 9 Brinsmaid Road, Monroe	3	1.5	1,850	09/01/15		308,000			Ranch - in need of updates
8. 8 Round Hill Drive, Monroe	3	2	1,794	07/14/15		320,000			A well-maintained raised ranch - in need of some updates

Average

Additional Pictures

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Dining Room



Living Room



MBR



Bedroom



Bedroom



Bedroom



Two Car Garage

Additional Pictures

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Dining Room



Living Room



MBR



Bedroom



Bedroom



Bedroom



Two Car Garage