

# HUGE HANDYMAN SPECIAL DEAL!

**9537 Sappington Ave  
Jacksonville, FL 32208**



**This massive property is ideal for rehabbers looking to flip for quick profits or hold for solid monthly cashflow. This property needs work, but has huge potential to draw plenty of attention. This off-market property is being sold well below market price. You can do quite a bit with this home. It's located near the Trout River.**

**Exclusively Presented By:**

**Tino Hearn**

**Acumen Investments, LLC**

**P.O. Box 65657**

**Orange Park**

**904 349-3981**

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## BUYER MARKETING SHEET (FLIP)

### HUGE HANDYMAN SPECIAL DEAL!

Property Address: **9537 Sappington Ave**

Property City, State, ZIP: **Jacksonville, FL 32208**

Bedrooms: **4** Baths: **2** Sq.Feet: **2,109** Built: **1952**

Notes: This deal requires all cash or hard/private money only.

Buyer will be subject to a \$2,000 non-refundable deposit.

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**Project Description:** This massive property is ideal for rehabbers looking to flip for quick profits or hold for solid monthly cash-flow. This property needs work, but has huge potential to draw plenty of attention. This off-market property is being sold well below market price.

**Additional Notes:** This property needs quite a bit of work. The interior is dated. Kitchen and baths will need to be updated. Paint interior/exterior. Will need new carpet and window upgrades in most of the rooms. Home has an asphalt room which is in good. All information estimated repairs and projected costs are the opinion of Seller. Please do your own due diligence.

#### PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	130,000.00	
<b>Purchase Price (Offer Price)</b>	<b>76,000.00</b>	<b>58.46%</b>
Rehab Costs	45,000.00	34.62%
Total Closing and Holding Costs	1,000.00	0.77%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	0.00	null
<b>Total Project Cost Basis</b>	<b>122,000.00</b>	<b>93.85%</b>
Total Amount Financed	0.00	
Total Cash Committed	122,000.00	

#### PROJECTED RESULTS

Projected Resale Price	130,000.00
Total Project Cost Basis	122,000.00
<b>Flip Profit</b>	<b>8,000.00</b>
ROI	6.56%
Annualized ROI	26.23%

#### Timeline Assumptions

Time to Complete Rehab	2 Months
Time to Complete Sale	1 Month
Total Time	3 Months



# BUYER MARKETING SHEET (HOLD)

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Bedrooms: **4** Baths: **2** Sq.Feet: **2,109** Built: **1952**

Notes:

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### Project Description:

<b>PURCHASE/REHAB ASSUMPTIONS</b>		% of ARV
After-Repair Value (ARV)	130,000.00	
<b>Purchase Price (Offer Price)</b>	<b>76,000.00</b>	58%
Rehab Costs	45,000.00	35%
Total Closing and Holding Costs	1,000.00	1%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>122,000.00</b>	94%
Total Amount Financed	-	
Total Cash Committed	122,000.00	

### **PROJECTED RESULTS**

Projected Monthly Rent (net of vacancy)	1,100.00
Projected Monthly Expenses	284.00
Projected Monthly Net Operating Income	816.00

Cap Rate Based on Cost Basis	8.0%
Cap Rate Based on ARV	<b>7.5%</b>

Sweat Equity at End of Rehab	8,000.00
Monthly Cash Flow (before-tax)	816.00

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)	8.0%
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## STABILIZED INCOME AND EXPENSES (HOLD)

9537 Sappington Ave Jacksonville, FL 32208				Tino Hearn Acumen Investments, LLC 904 349-3981		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	1	4br	2,109	1,100	13,200	100.0%
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
Total	1		2,109			
Gross Schedule Income VACANCY LOSS Other Income Gross Operating Income (Effective Gross Inc)			0.0%	1,100	13,200	100%
				0	0	
				0	0	
				1,100	13,200	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	1,320	110	1,320	38.7%	10.0%
Advertising						
Insurance Hazard		480	40	480	14.1%	3.6%
Janitorial						
Landscape Maintenance						
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance						
Reserves						
Taxes - Property		1,608	134	1,608	47.2%	12.2%
other						
<b>Utilities:</b>						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
<b>Total Operating expenses</b>		<b>3,408</b>	<b>284</b>	<b>3,408</b>	<b>100%</b>	<b>26%</b>
<b>Net Operating Income</b>			<b>9,792</b>	<b>816</b>	<b>9,792</b>	<b>74%</b>



## CASH FLOW TO LENDER (HOLD)

<b>9537 Sappington Ave</b> <b>Jacksonville, FL 32208</b>		<b>Tino Hearn</b> <b>Acumen Investments, LLC</b> <b>904 349-3981</b>	
Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
Total Amount Funded By Lender:		Total:	
Total Loan Amount (inc deferred):			
		Cash-on-Cash Return (annual): IRR (annualized):	

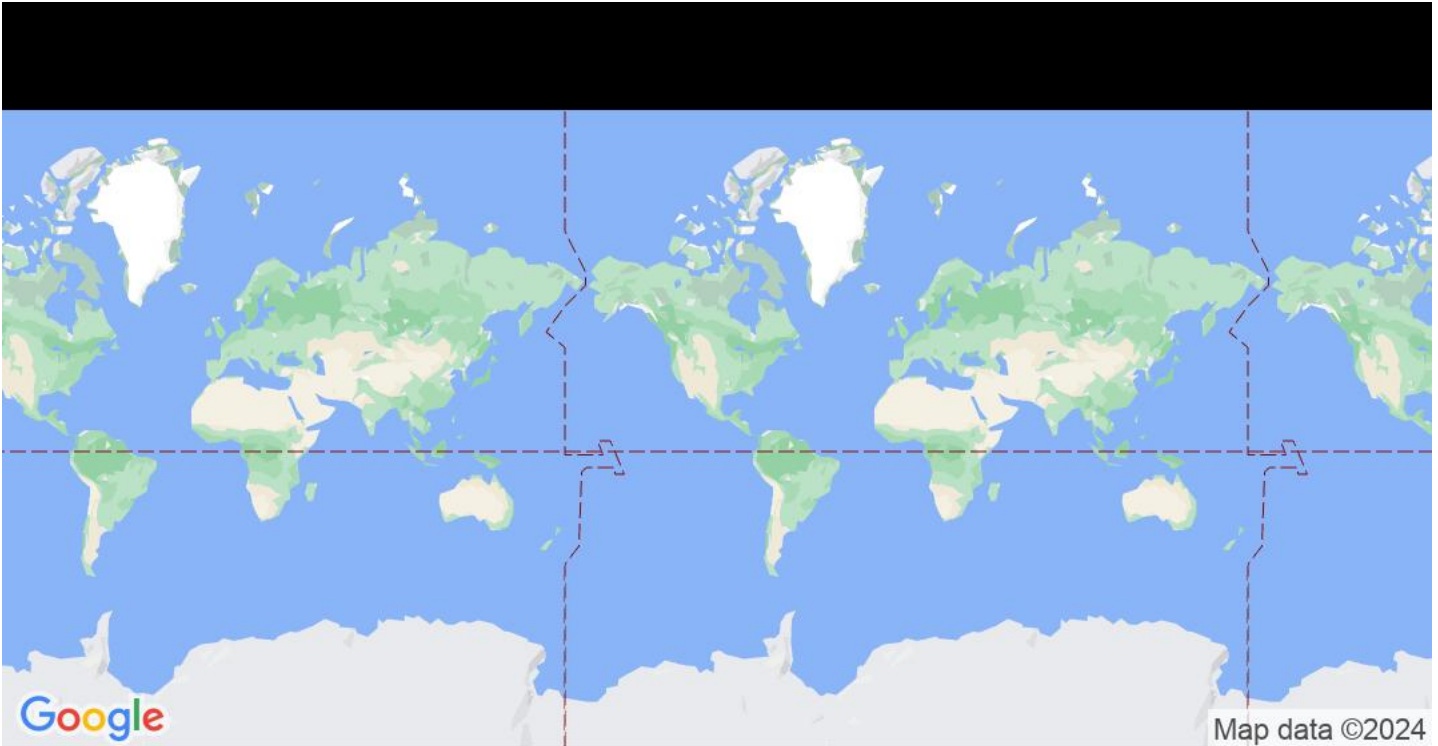
  

Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan					0				
Cashflows Out									
Cashflows In									
Net									

# COMPARABLE SALES REPORT

Property Address: **9537 Sappington Ave**  
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 1822 Bassett Rd Jacksonville FL	3	2	1,370	11/07/2016		115,000			
2. 1403 Carbondale Ct Jacksonville FL	4	2	2,046	02/01/2017		142,900			
3. 8463 Concord Blvd E Jacksonville FL	4	3	2,411	04/26/2016		194,500			
4. 1768 Broward Rd Jacksonville FL	3	2	1,576	09/09/2016		195,000			
5. 10239 Shore View Dr S Jacksonville FL	3	2	1,792	10/11/2016		202,000			
6. 8158 Concord Blvd W Jacksonville FL	3	2	1,812	04/01/2016		215,000			

**Average**

## Additional Pictures

