

## Two Story Duplex

**1603 HAMILTON ST**

**( Price Reduced )**

**NEW CASTLE, PA 16101**



**Offered is A 2 Story Duplex in Need Of A New Landlord. This Duplex has a 2 Bed Room 1 Bath on Each Level. Care will Be needed to complete This Investment Property. The Income range is \$ 425.00 - \$ 525.00 Rent Each Unit. Don't Let This Cash Generator Slip away.**

**Exclusively Presented By:**

**MICHAEL SOLLBERGER**

**CREATIVE CASH OFFERS**

**9119 RIDGE RD UNIT # 361**

**NEW PORT RICHEY**

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## BUYER MARKETING SHEET (FLIP)

### Nice \$\$ Making Duplex In Need of New Owner !

Property Address: **1603 HAMILTON ST** (

Property City, State, ZIP: **NEW CASTLE, PA 16101**

Bedrooms: **4** Baths: **2** Sq.Feet: **1120** Built: **1915**

Notes: Asking \$ 10,500.00 Cash Cow In The Making . It Needs  
Some TLC To Bring It Back To A Money Making Rental  
Property .

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**Project Description:** This 2 Story Duplex sits on a 6,490 SqFt lot. The Home has been Vinyl Sided for Ease of Maintenance. Each unit in the Duplex has 2 Bed Rooms And A Full Bath. This Duplex is Currently Vacant. After the Rehab This Place Will Be A Cash Cow For a Rental .

**Additional Notes:** This 2 unit Duplex Needs updating in the kitchens and Bath Rooms. Some work has been already completed in the bath rooms.  
With some "SWEAT" Equity , You To Can Become A Landlord Here In New Castle. There is A Shortage Of Good quality Lower Rents Here In Town. Carry On The Tradition Of Clean Housing

#### PURCHASE/REHAB ASSUMPTIONS

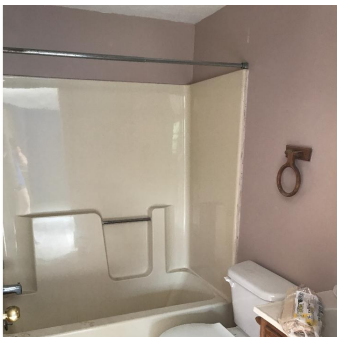
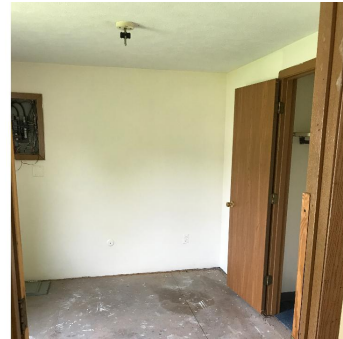
		% of ARV
After-Repair Value (ARV)	38,000.00	
<b>Purchase Price (Offer Price)</b>	<b>10,500.00</b>	<b>27.63%</b>
Rehab Costs	5,000.00	13.16%
Total Closing and Holding Costs	210.00	0.55%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	0.00	null
<b>Total Project Cost Basis</b>	<b>15,710.00</b>	<b>41.34%</b>
Total Amount Financed	0.00	
Total Cash Committed	15,710.00	

#### PROJECTED RESULTS

Projected Resale Price	40,000.00
Total Project Cost Basis	15,710.00
<b>Flip Profit</b>	<b>24,290.00</b>
ROI	154.61%
Annualized ROI	371.08%

#### Timeline Assumptions

Time to Complete Rehab	3 Months
Time to Complete Sale	2 Months
Total Time	5 Months



## CASH FLOW TO LENDER (HOLD)

1603 HAMILTON ST NEW CASTLE, PA 16101				( Price	MICHAEL SOLLBERGER CREATIVE CASH OFFERS 727-460-0033				
Points Offered to Lender:	3.00%		Total Interest Income:		-				
Interest Rate Offered to Lender:	10.00%		Points, Fees:		-				
Total Amount Funded By Lender:	0		Total:		-				
Total Loan Amount (inc deferred):	0		<div>Cash-on-Cash Return (annual):</div> <div>IRR (annualized):</div>						
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									

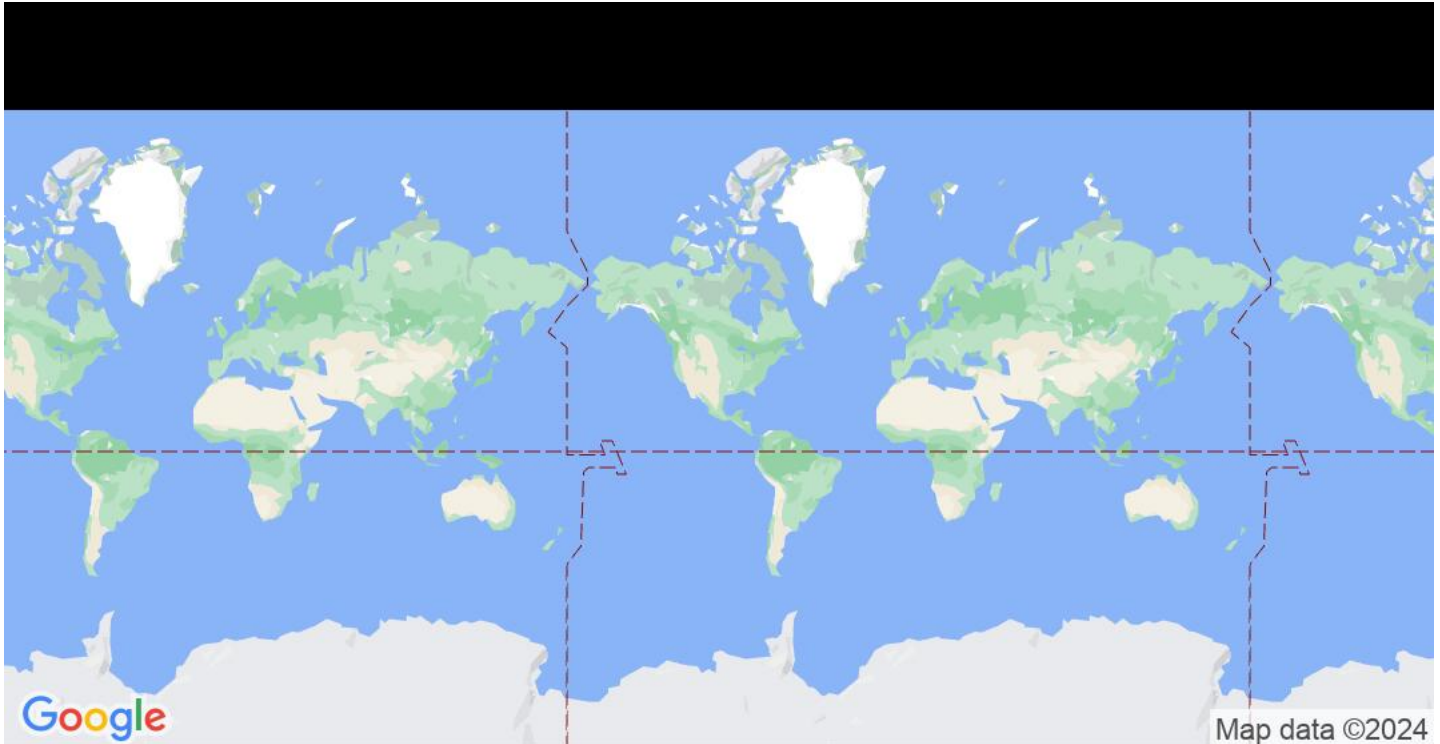
# COMPARABLE SALES REPORT

Property Address: **1603 HAMILTON ST**  
 Property City, State, ZIP: **NEW CASTLE, PA 16101**  
 Bedrooms: **4** Baths: **2** Sq.Feet: **1120** Built: **1915**  
 Notes: " MUST SELL " ASAP !

This 2 Unit Duplex Is Waiting for Its New Landlord,  
 Seasoned Investor Or A Newbie, Make Us An Offer

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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. 1601 Hamilton St	3	2	1,558	2015		20,000			Estimated Value \$ 39,900
2. 1607 Pennsylvania Ave	3	2	1,888	2015		35,000			Estimated Value \$ 41,700
3. 407 Electric St	3	1	1,213	2014		35,000			Estimated Value \$39,500
4. 405 Galbreath St	3	2	1,508	2016		21,900			Estimated Value \$39,600
5. 1803 Hamilton St	3	2.5	1,852	2016		23,700			Estimated Value \$ 40,500

**Average**