

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

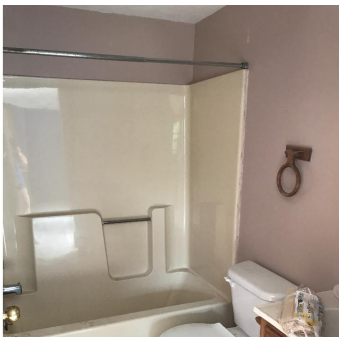
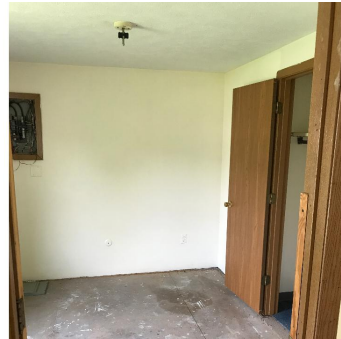
		% of ARV
After-Repair Value (ARV)	38,000.00	
Purchase Price (Offer Price)	10,500.00	27.63%
Rehab Costs	5,000.00	13.16%
Total Closing and Holding Costs	210.00	0.55%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	0.00	null
Total Project Cost Basis	15,710.00	41.34%
Total Amount Financed	0.00	
Total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

PROJECTED RESULTS

Projected Resale Price	40,000.00
Total Project Cost Basis	15,710.00
Flip Profit	24,290.00
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 SUMMARY (FLIP)

**1603 HAMILTON ST
NEW CASTLE, PA 16101**

(Price

**MICHAEL SOLLBERGER
CREATIVE CASH OFFERS
727-460-0033**

Month	0	1	2	3	4	5	6	7	8
Purchase	(10,500)								
Purchase Closing Costs	(210)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses	(5,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(15,710)	0	0	0	0	0			
Cumulative Cost Basis	(15,710)	(15,710)	(15,710)	(15,710)	(15,710)	(15,710)			
Sale Price						40,000			
Selling Costs						(0)			
Flip Profit to Investor (Pre-Tax)						24,290			
Total Cash Committed						15,710			
Return on Cash Investment (annualized)						371.08%			

CASH FLOW TO LENDER (HOLD)

1603 HAMILTON ST NEW CASTLE, PA 16101	(Price	MICHAEL SOLLBERGER CREATIVE CASH OFFERS 727-460-0033
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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	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									

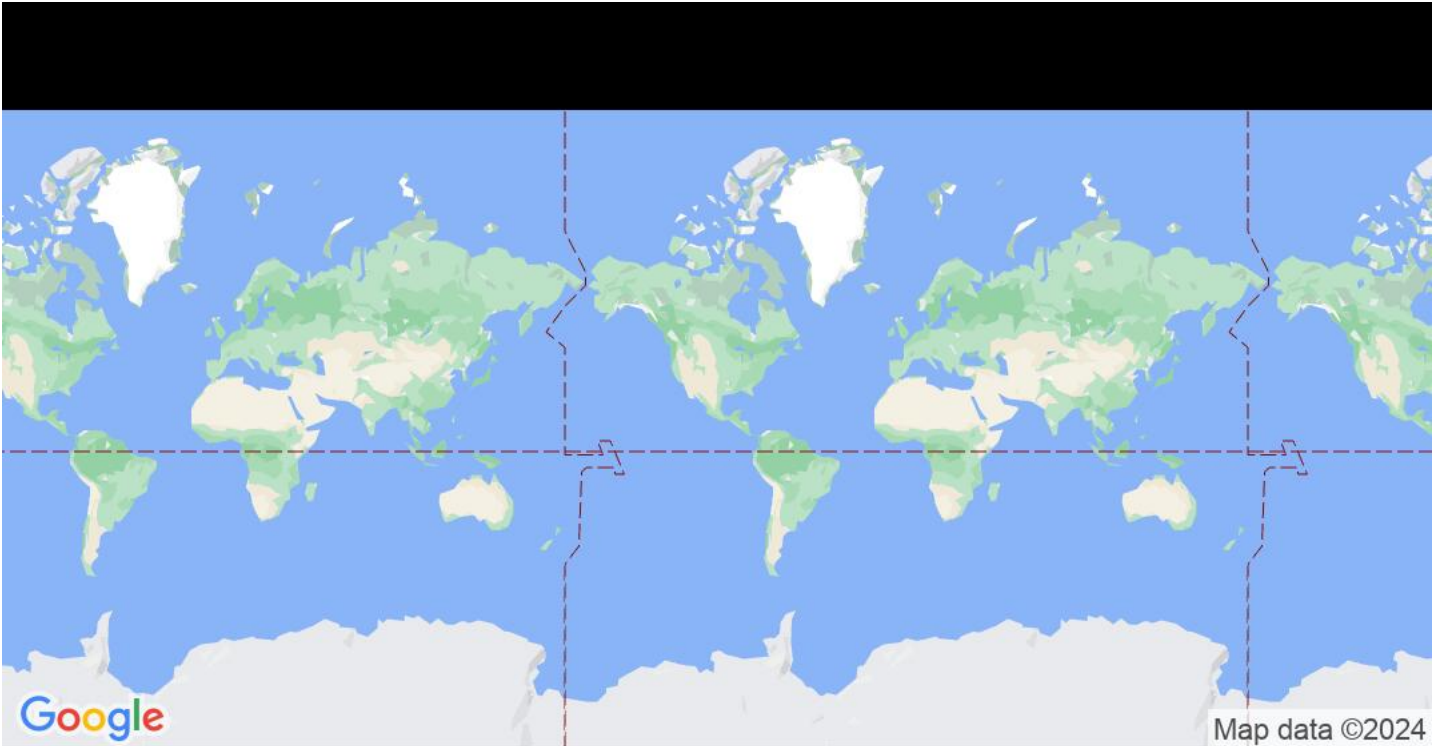
COMPARABLE SALES REPORT

Property Address: **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

Additional Pictures



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1603 HAMILTON ST NEW CASTLE PA 16101

Lump Sum Budget:

5000.00