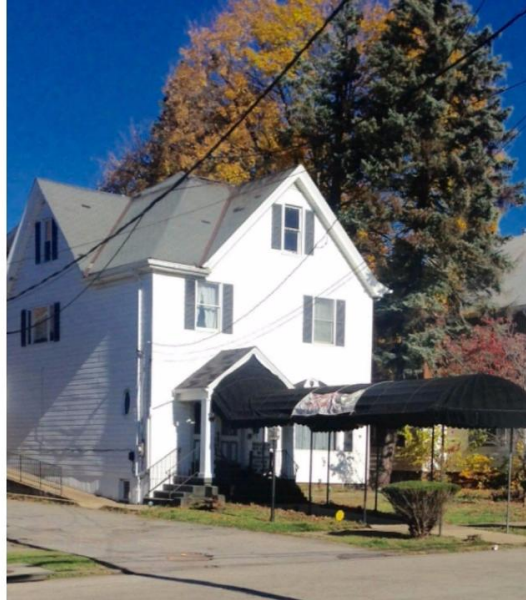


# **Commercial/ Residential /Home/Store Front/ Apartment**

**909 ADAMS ST**

**NEW CASTLE, PA 16101**



**This Investment Property Has A Good Location In New Castle Pa. First Floor Store Front. 2nd Story Home & 3 Rd Story Apt. This Building Has Been An Ambulance Service, Computer Store And Last Was a Full Service Hair Salon. The Store Front Has two Bath Rooms For Your Clients. Very Large Basement and Garage. There is A Deck Off The 2nd Floor .**

**Exclusively Presented By:**

**Michael Sollberger**

**Creative Cash Offers**

**9119 Ridge Rd Unit # 361**

**New Port Richey**

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Michael & Mandy Sollberger

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# BUYER MARKETING SHEET (FLIP)

Property Address: **909 ADAMS ST**  
 Property City, State, ZIP: **NEW CASTLE, PA 16101**  
 Bedrooms: **5** Baths: **4** Sq.Feet: **6000** Built: **1926**  
Notes: Income : Store Front \$ 600.00  
 Home \$ 900.00  
 Apartment \$ 500.00

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 Creative Cash Offers  
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 creativecashoffers@gmail.com  
 creativecashoffers.com

**Project Description:** This Very Large Building Will Need Some Drywall Work where The Last Business was located. They Removed The Hair Salon Cabinetry.

**Additional Notes:** Drywall In The Store Front.  
 Cleaning Of Bath Room Fixtures/ Kitchens ( 2 ) General Janitorial Cleaning To ReFresh This Income Producing Property.

## **PURCHASE/REHAB ASSUMPTIONS**

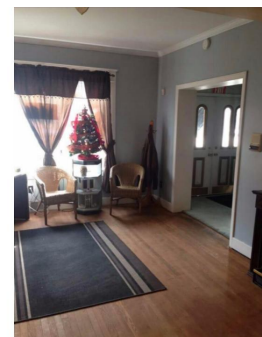
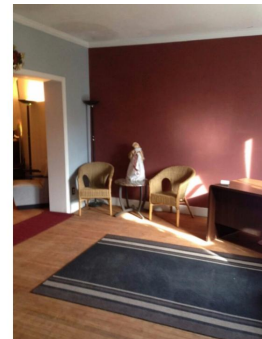
		% of ARV
After-Repair Value (ARV)	89,000.00	
<b>Purchase Price (Offer Price)</b>	<b>55,000.00</b>	<b>61.80%</b>
Rehab Costs	3,000.00	3.37%
Total Closing and Holding Costs	3,000.00	3.37%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	0.00	null
<b>Total Project Cost Basis</b>	<b>61,000.00</b>	<b>68.54%</b>
Total Amount Financed	0.00	
Total Cash Committed	61,000.00	

## **PROJECTED RESULTS**

Projected Resale Price	89,000.00
Total Project Cost Basis	61,000.00
<b>Flip Profit</b>	<b>28,000.00</b>
ROI	45.90%
Annualized ROI	137.70%

## **Timeline Assumptions**

Time to Complete Rehab	2 Months
Time to Complete Sale	2 Months
Total Time	4 Months



## CASH FLOW TO LENDER (HOLD)

<b>909 ADAMS ST</b> <b>NEW CASTLE, PA 16101</b>		<b>Michael Sollberger</b> <b>Creative Cash Offers</b> <b>727-800-3305</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:	
0		-	
Total Loan Amount (inc deferred):		Cash-on-Cash Return (annual): IRR (annualized):	
0			

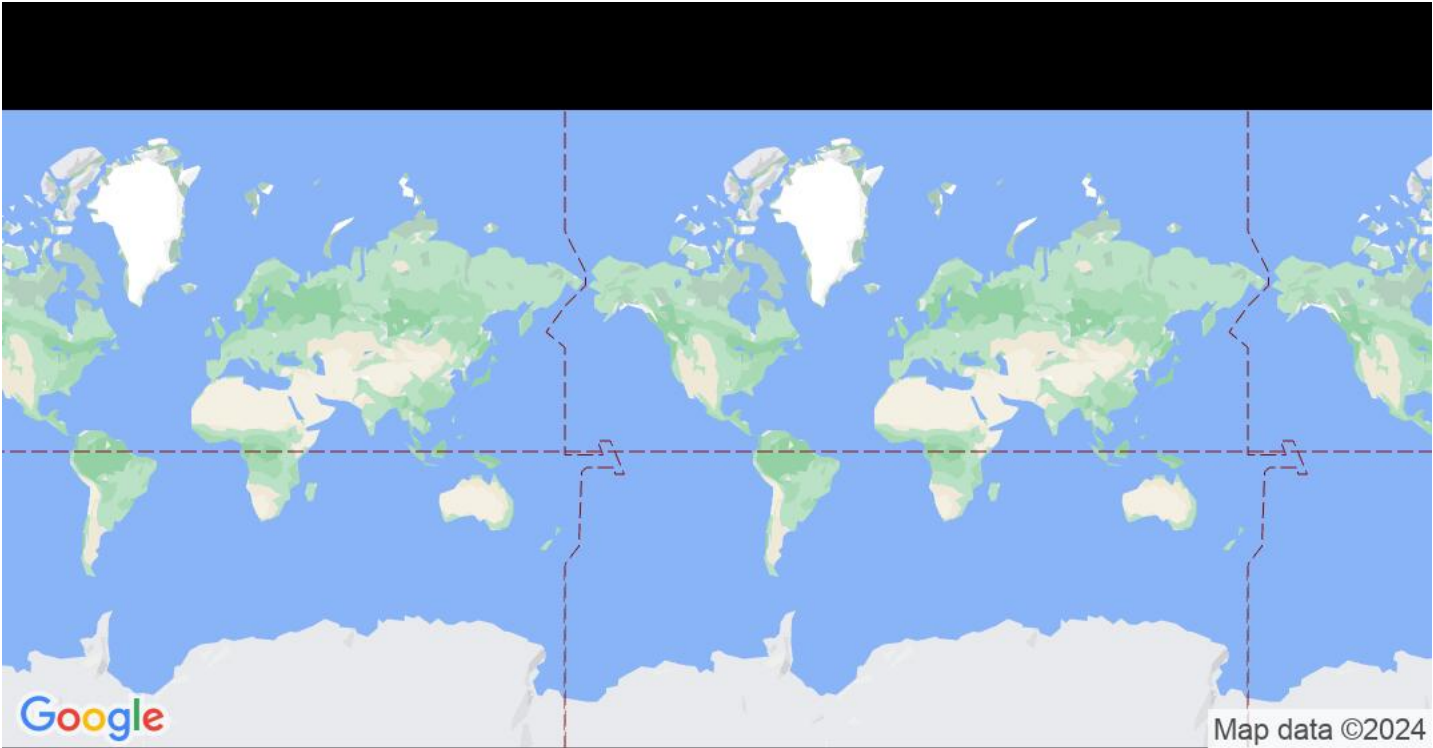
Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)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

# COMPARABLE SALES REPORT

Property Address: **909 ADAMS ST**  
Property City, State, ZIP: **NEW CASTLE, PA 16101**  
Bedrooms: **5** Baths: **4** Sq.Feet: **6000** Built: **1926**

Notes: This Property Has Full Intercom System and Security  
System. Rental Possibilities Are Endless.Store  
Front,Home,Apartment.

Presented by:  
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creativecashoffers@gmail.com  
creativecashoffers.com



<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq.</u> <u>Ft.</u>	<u>Date</u> <u>Sold</u>	<u>Year</u> <u>Built</u>	<u>Sales</u> <u>Price</u>	<u>\$/Sq.</u> <u>Ft.</u>	<u>Dist</u>	<u>Notes</u>
1.									
Average									