

Smoking Deal! \$25K Below Nearest Active Comp!!

**2700 Block Keith Street
Temple Hills, MD 20748**



Not a Foreclosure & Not a Short Sale: 3 beds, 1.5 Bath, 1260 sqft corner Townhouse priced \$25k off the nearest active comp. This gem's acquisition costs is at 56% ARV with a gross margin of \$113K. Finished basement, nice lot, and much more. Rehabbers currently buying at \$150K to \$170K. Asking \$145,000 but buy it now at \$147,000. Act Fast!

Exclusively Presented By:

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BUYER MARKETING SHEET (FLIP)

Priced \$7K Under Minimum Other Rehabbers are Paying!!

Property Address: 2700 Block Keith Street Property City, State, ZIP: Temple Hills, MD 20748 Bedrooms: 3 Baths: 2 Sq.Feet: 1260 Built: 1954 Notes: HOT Temple Hills Property. 3/1.5 townhouse with newer HVAC, large lot, off-street parking and close to the metro.	Presented by: Daryl Bethelmy Realty Relations Group, LLC 703-348-6199 realtyrelationsgroup@gmail.com www.realtyrelationsgroup.com
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Project Description: This is a light to medium rehab. Depending on you and your crew. Go Big if you want and easily take this property to a 4/2.5 in the basement. My budget is between \$45K-\$55K depending on your finishes. Flip to a rental and make even more money. Median Rent \$1,618.00.

Additional Notes: No heavy work on this one unless you want to. Basically, keep the current footprint: Update the interior, update windows, doors, bathrooms, kitchen, add new tile, carpet and refinish wood floors, repair walls, paint and service the HVAC. For a quick sale. Once again do your own due diligence. Cash Transaction Numbers Only below and throughout this report.

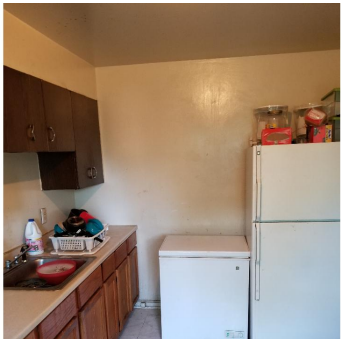
PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
	258,000.00	% of ARV		258,000.00
After-Repair Value (ARV)			Projected Resale Price	
Purchase Price (Offer Price)	145,000.00	56.20%	Total Project Cost Basis	199,953.00
Rehab Costs	49,103.00	19.03%	Flip Profit	39,987.00
Total Closing and Holding Costs	5,850.00	2.27%	ROI	20.00%
Total Financing Costs	0.00	0.00%	Annualized ROI	48.00%
Projected Cost of Sale	18,060.00	null	<u>Timeline Assumptions</u>	
Total Project Cost Basis	199,953.00	77.50%	Time to Complete Rehab	3 Months
Total Amount Financed	0.00		Time to Complete Sale	2 Months
Total Cash Committed	199,953.00		Total Time	5 Months



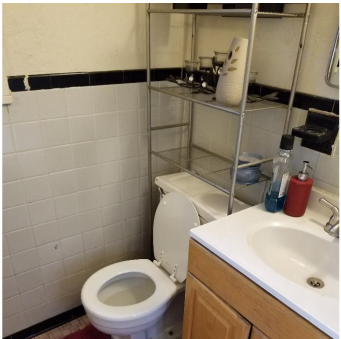
Kitchen Pic 1



Dining Room



Kitchen Pic 2



Main Floor Bathroom

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CASH FLOW SUMMARY (FLIP)

**2700 Block Keith Street
Temple Hills, MD 20748**

**Daryl Bethelmy
Realty Relations Group, LLC
703-348-6199**

Month	0	1	2	3	4	5	6	7	8
Purchase	(145,000)								
Purchase Closing Costs	(4,350)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(300)	(300)	(300)	(300)	(300)			
Rehab Draws/Expenses	(49,103)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(198,453)	(300)	(300)	(300)	(300)	(300)			
Cumulative Cost Basis	(198,453)	(198,753)	(199,053)	(199,353)	(199,653)	(199,953)			
Sale Price						258,000			
Selling Costs						(18,060)			
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)						39,987			
Total Cash Committed						199,953			
Return on Cash Investment (annualized)						48.00%			

CASH FLOW TO LENDER (HOLD)

2700 Block Keith Street Temple Hills, MD 20748	Daryl Bethelmy Realty Relations Group, LLC 703-348-6199
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Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
 		<hr/>	
Total Amount Funded By Lender:	0	Total:	-
Total Loan Amount (inc deferred):	0		

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

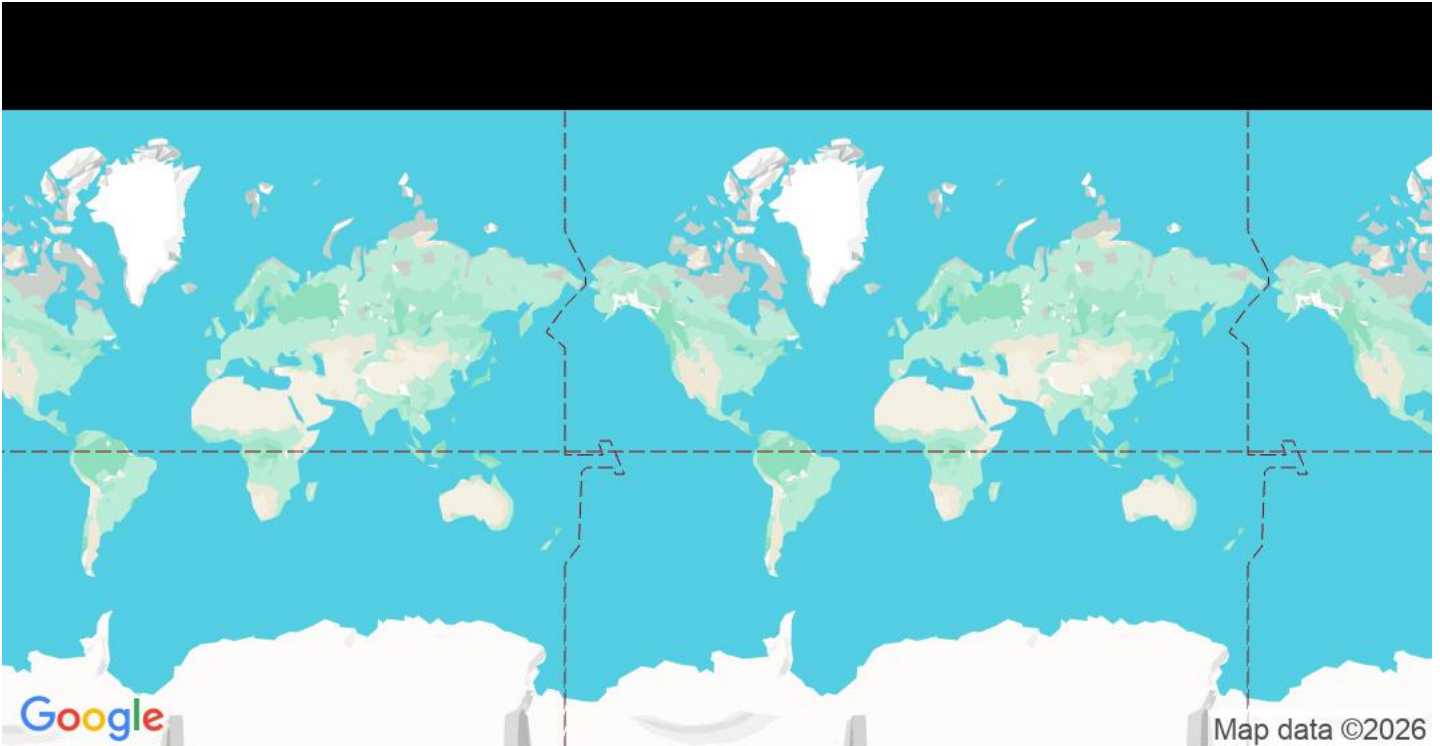
Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)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

COMPARABLE SALES REPORT

Property Address: **2700 Block Keith Street**
 Property City, State, ZIP: **Temple Hills, MD 20748**
 Bedrooms: **3** Baths: **2** Sq.Feet: **1260** Built: **1954**

Notes: Comps based on sq feet, type of house & 3-6 mos of activity. Temple Hills median list is \$269,000. Sale to list 100%

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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. 2715 Keating St Temple Hills, MD 20748	3	2.5	1,260	11 July 18		253,900	202		PG10252143
2. 4004 27th Ave Temple Hills, MD 20748	3	2.5	1,156	6 July 18		258,000	223		PG10259006
3. 4003 28th Ave Temple Hills, MD 20748	3	1.5	1,260	18 May 18		245,000	194		MLS #1004551799
4. 2315 Kirby Dr Temple Hills, MD 20748	4	2.5	1,260	15 May 18		260,000	206		PG10193639
5. 4220 24th Ave Temple Hills, MD 20748	4	2.5	1,302	7 May 18		255,000	196		PG10172264
6. 2720 Keith St Temple Hills, MD 20748	4	2.5	1,260	8 Feb 18		253,500	201		MLS#1003782741

Average