

# **Smoking Deal! \$8K Below Nearest Active Property in 2 miles!**

**13000 Block Of LENFANT DR**

**FORT WASHINGTON, Maryland 20744**



**Not a Foreclosure & Not a Short Sale: 4 beds, 2.5 baths with space for 2 more beds in the basement. 1783 sq feet priced \$8K below the nearest active property. Acquisition cost is 55.2% ARV with a gross margin of \$170K. Rehabbers currently buying in the area at \$220K to \$250K. Asking \$210,000 but buy it now at \$212,000. Act Fast! This won't last!**

**Exclusively Presented By:**

**Daryl Bethelmy**

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# BUYER MARKETING SHEET (FLIP)

**Priced \$10K Under Minimum Other Rehabbers are Paying!**

Property Address: <b>13000 Block Of LENFANT DR</b> Property City, State, ZIP: <b>FORT WASHINGTON, Maryland</b> Bedrooms: <b>4</b> Baths: <b>2</b> Sq.Feet: <b>1783</b> Built: <b>1963</b> <u>Notes:</u> Great area for a rehab. The property has good bones but needs to be redone on the inside. Take it from a 4/2.5 to a 5/3	<b>Presented by:</b> <b>Daryl Bethelmy</b> Realty Relations Group, LLC Buyers Call In Line: 202-417-3334 realtyrelationsgroup@gmail.com www.realtyrelationsgroup.com
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**Project Description:** This is what I call a medium heavy rehab. The structure is sound but some of the systems need to be repaired as shown in the pictures. I would take this to a 5/3 with a wet bar in the basement or mother in law suite. My budget was \$78K - \$88K depending on your finishes.

**Additional Notes:** Basically, gut the interior where needed. The basement needs a full demo. Update everything on the interior of the house. As for the outside, the majority of the roof looked good except for above the garage. Priced for a quick sale, however, do your own due diligence. The numbers in this report are for a cash transaction. Add your financing to the numbers.

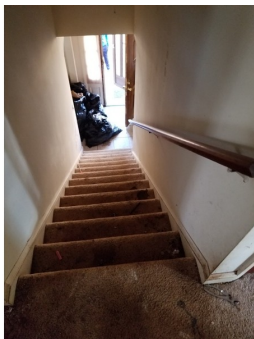
PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
		% of ARV		
After-Repair Value (ARV)	380,000.00		Projected Resale Price	380,000.00
<b>Purchase Price (Offer Price)</b>	<b>210,000.00</b>	<b>55.26%</b>	Total Project Cost Basis	306,800.00
Rehab Costs	84,500.00	22.24%	<b>Flip Profit</b>	<b>46,600.00</b>
Total Closing and Holding Costs	12,300.00	3.24%	ROI	15.19%
Total Financing Costs	0.00	0.00%	Annualized ROI	22.78%
Projected Cost of Sale	26,600.00	null	<u>Timeline Assumptions</u>	
<b>Total Project Cost Basis</b>	<b>306,800.00</b>	<b>80.74%</b>	Time to Complete Rehab	5 Months
Total Amount Financed	0.00		Time to Complete Sale	3 Months
Total Cash Committed	306,800.00		Total Time	8 Months



**Master**



**Upstairs Bedroom**



**Kitchen**

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## CASH FLOW SUMMARY (FLIP)

**13000 Block Of LENFANT DR  
FORT WASHINGTON, Maryland 20744**

**Daryl Bethelmy  
Realty Relations Group, LLC  
Buyers Call In Line: 202-417-3334**

Month	0	1	2	3	4	5	6	7	8
Purchase	(210,000)								
Purchase Closing Costs	(6,300)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(750)	(750)	(750)	(750)	(750)	(750)	(750)	(750)
Rehab Draws/Expenses	(84,500)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(300,800)	(750)	(750)	(750)	(750)	(750)	(750)	(750)	(750)
Cumulative Cost Basis	(300,800)	(301,550)	(302,300)	(303,050)	(303,800)	(304,550)	(305,300)	(306,050)	(306,800)
Sale Price									380,000
Selling Costs									(26,600)
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)									46,600
Total Cash Committed									306,800
Return on Cash Investment (annualized)									22.78%

## CASH FLOW TO LENDER (HOLD)

<b>13000 Block Of LENFANT DR FORT WASHINGTON, Maryland 20744</b>	<b>Daryl Bethelmy Realty Relations Group, LLC Buyers Call In Line: 202-417-3334</b>
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Points Offered to Lender: 3.00%  
 Interest Rate Offered to Lender: 10.00%

Total Amount Funded By Lender: 0  
 Total Loan Amount (inc deferred): 0

Total Interest Income: -  
 Points, Fees: -

Total: -

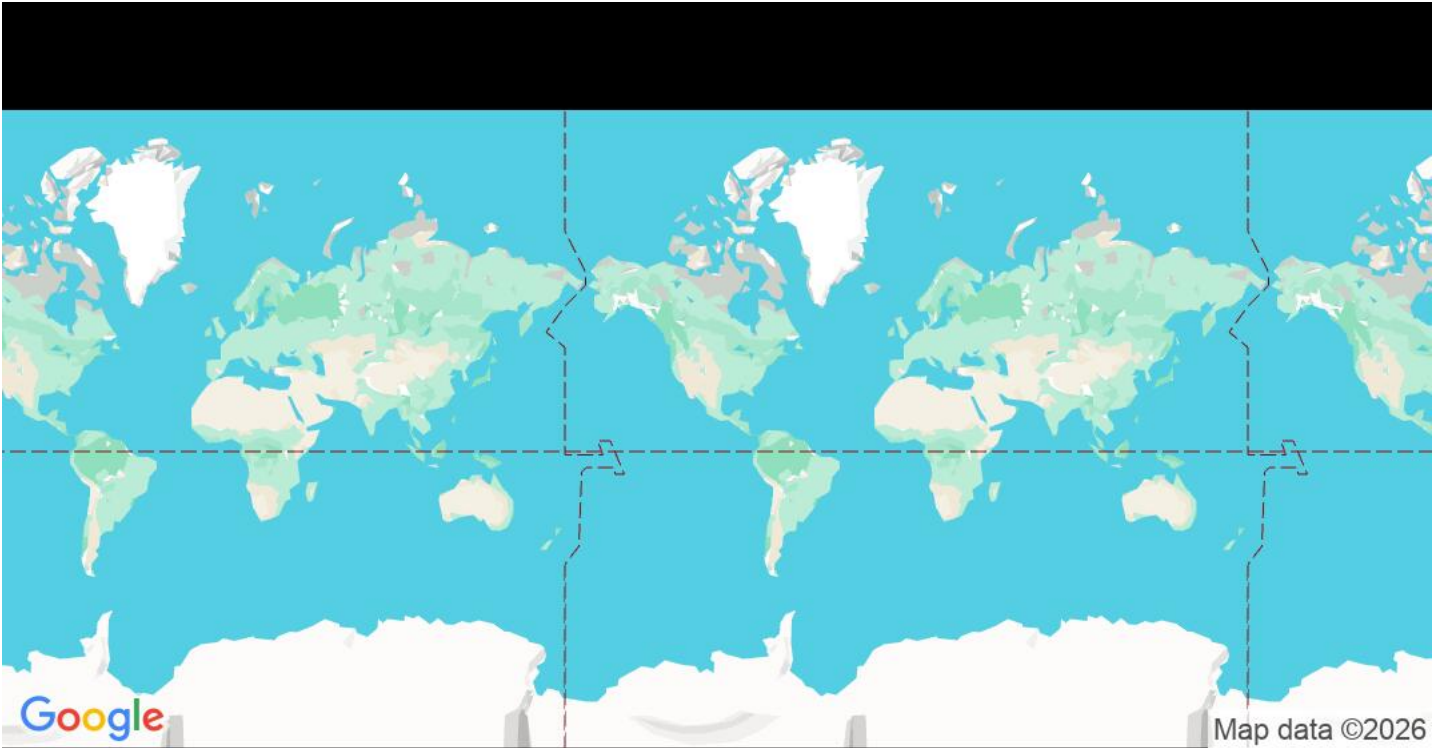
Cash-on-Cash Return (annual):
IRR (annualized):

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)									
<b>Total Loan Balance</b>									
Payback of the Loan									0
Cashflows Out									
Cashflows In									
<b>Net</b>									

# COMPARABLE SALES REPORT

Property Address: **13000 Block Of LENFANT DR**  
 Property City, State, ZIP: **FORT WASHINGTON, Maryland**  
 Bedrooms: **4** Baths: **2** Sq.Feet: **1783** Built: **1963**  
**Notes:** Comps based on sq feet, type of house & 3-6 mos of activity. Ft Washington Estates sale price \$345,000 at 100% sold rate

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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. 13312 Fort Washington Rd Fort Washington, MD 20744	5	3.5	1,863	14 Jan 19		380,000	204		MLS#1009963912
2. 12707 Parkton St Fort Washington, MD 20744	4	3	1,920	19 Feb 19		370,000	193		MLS# MDPG375074
3. 508 Holly Rd Fort Washington, MD 20744	4	3	1,515	30 Aug 18		375,000	248		MLS# 1001544564

**Average**