

PRICED TO SALE QUICK

OFF MARKET- AUBURN GRESHAM

8830 S WOOD STREET

CHICAGO, IL 60620



Exclusively Presented By:

WILLIAM BECK

NTAW GREAT CREATIONS LLC

7736887458

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CASH BUYERS ONLY

Great Investment Opportunity

OFF MARKET - CASH BUYERS ONLY - MUST CLOSE FAST

Property Address: **8830 S WOOD STREET**

Property City, State, ZIP: **CHICAGO, IL 60620**

Bedrooms: **4** Baths: **2** Sq.Feet: **1566** Built: **1929**

Notes: CASH BUYER ONLY - MUST CLOSE FAST

FIRST SIGNED CONTRACT WITH 2K EARNEST MONEY GETS IT.

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Project Description: Brick Bungalow SFH with 2 car garage that sits on a very quiet and friendly block. Livable attic. This area is continuing to bloom. Enclosed back porch. There's improvements/renovation in the area. Will make a Great flip or rental.

Additional Notes: Property has great bones and will be considered this a GUT REHAB. You can bring in your great ideas.

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	205,000.00	
Purchase Price (Offer Price)	59,000.00	28.78%
Rehab Costs	51,000.00	24.88%
Total Closing and Holding Costs	2,960.00	1.44%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	12,950.00	null
Total Project Cost Basis	112,960.00	55.10%
Total Amount Financed	0.00	
Total Cash Committed	112,960.00	

PROJECTED RESULTS

Projected Resale Price	185,000.00
Total Project Cost Basis	112,960.00
Flip Profit	59,090.00
ROI	52.31%
Annualized ROI	125.55%

Timeline Assumptions

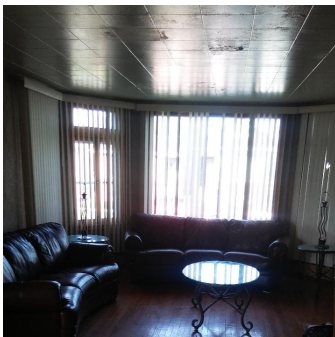
Time to Complete Rehab	3 Months
Time to Complete Sale	2 Months
Total Time	5 Months



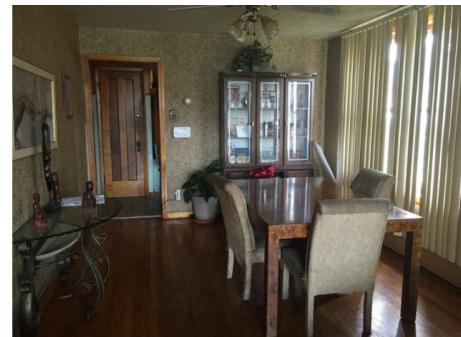
side



house



living room



dining room

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CASH FLOW SUMMARY (FLIP)

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CHICAGO, IL 60620**

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Month	0	1	2	3	4	5	6	7	8
Purchase	(59,000)								
Purchase Closing Costs	(2,360)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(120)	(120)	(120)	(120)	(120)			
Rehab Draws/Expenses	(51,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(112,360)	(120)	(120)	(120)	(120)	(120)			
Cumulative Cost Basis	(112,360)	(112,480)	(112,600)	(112,720)	(112,840)	(112,960)			
Sale Price						185,000			
Selling Costs						(12,950)			
Flip Profit to Investor (Pre-Tax)						59,090			
Total Cash Committed						112,960			
Return on Cash Investment (annualized)						125.55%			

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CASH FLOW TO LENDER (HOLD)

8830 S WOOD STREET CHICAGO, IL 60620				WILLIAM BECK NTAW GREAT CREATIONS LLC 7736887458					
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): 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									

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COMPARABLE SALES REPORT

Property Address: **8830 S WOOD STREET**
Property City, State, ZIP: **CHICAGO, IL 60620**
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Notes: some properties is under contract for 190k
and 1 for sale for 239k in area

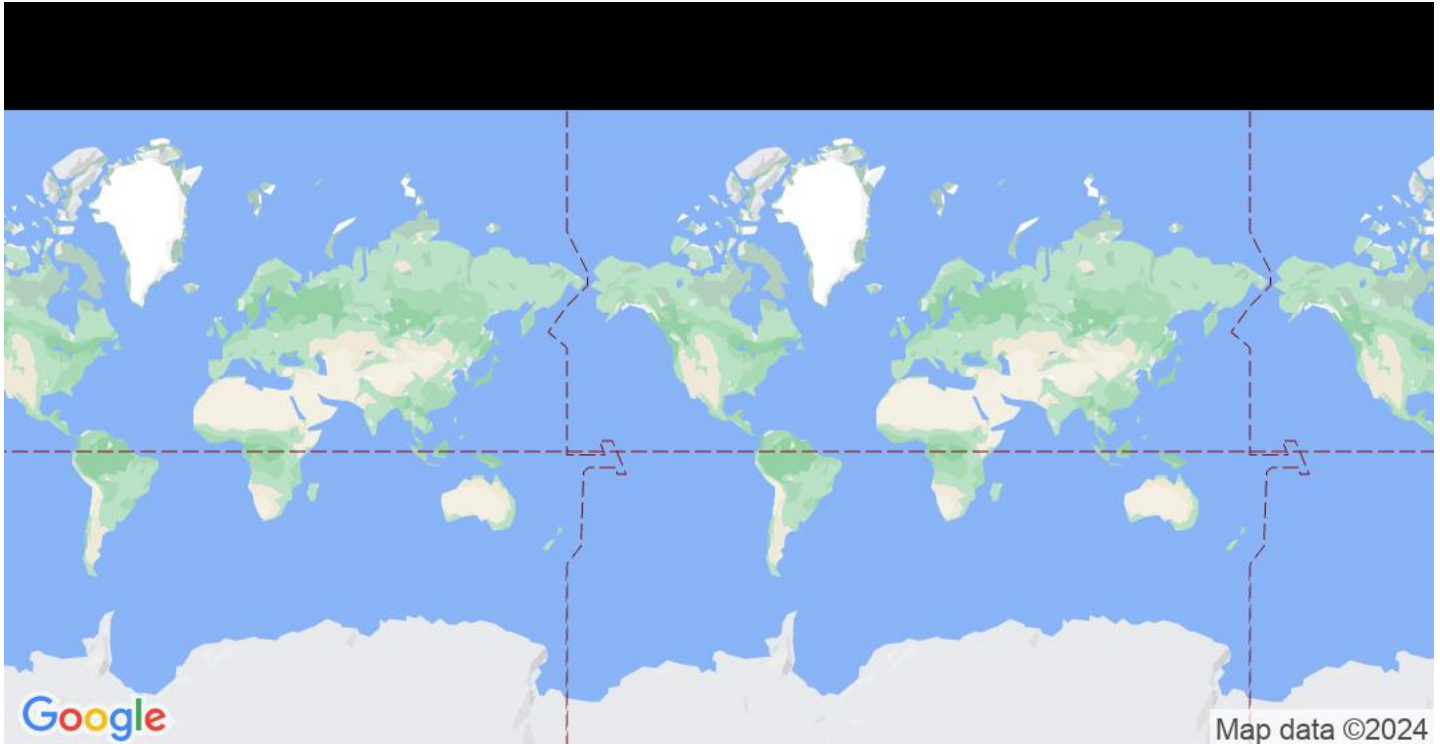
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 8734 S Laflin St Chicago IL	5	2	1,800	01/03/2019		193,000	107	0.39	
2. 8930 S Justine St Chicago IL	3	3	1,700	10/15/2018		184,000	108	0.35	
3. 8611 S Paulina St Chicago IL	4	3	1,692	01/16/2019		165,000	98	0.31	
4. 8808 S Laflin St Chicago IL	4	2	1,600	06/28/2018		175,000	109	0.38	
5. 8756 S Laflin St Chicago IL	5	2	1,297	08/21/2018		205,000	158	0.38	

Average

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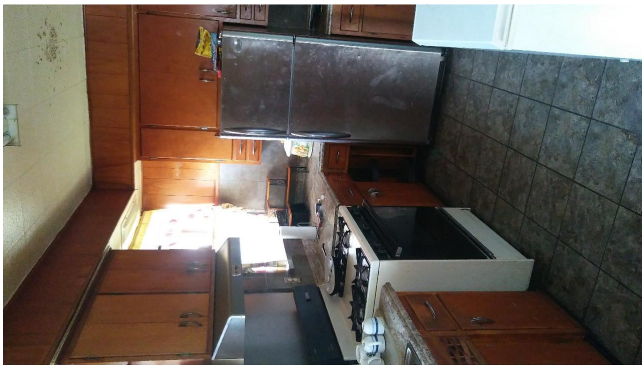
Additional Pictures



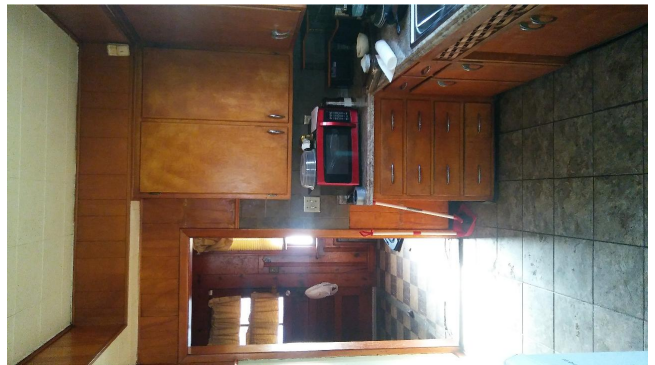
1st flr bathroom



bathroom 1



kitchen



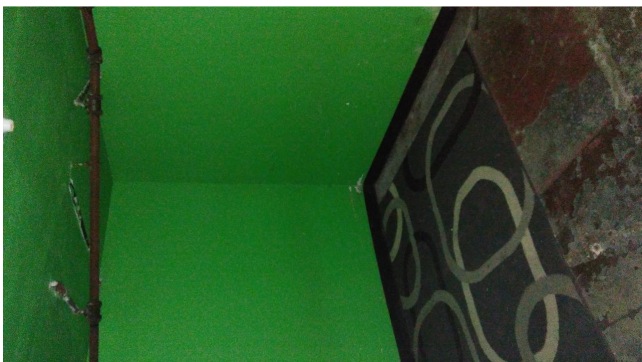
kitchen



back enclosed porch door



bathroom 2



basement



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