

Triplex on 4th Ave.

141 4th Ave.

Albany, NY 12202



Classic greater Albany triplex in a college town. This property is in downtown Albany with street parking and a lot of room for college student to continue their academic endeavors.

Exclusively Presented By:

Cameron Jordan

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BUYER MARKETING SHEET (FLIP)

Triplex on 4th Ave.

Property Address: **141 4th Ave.**

Property City, State, ZIP: **Albany, NY 12202**

Bedrooms: **6** Baths: **3** Sq.Feet: **2760** Built: **1886**

Notes: The property has 3 units with 2bed/1bath per unit.

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Project Description: Classic greater Albany triplex in a college town. This property is in downtown Albany with street parking and a lot of room for college student to continue their academic endeavors.

Additional Notes: The property needs a complete interior rehab.

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	100,000.00	
Purchase Price (Offer Price)	30,000.00	30.00%
Rehab Costs	30,000.00	30.00%
Total Closing and Holding Costs	4,100.00	4.10%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	6,650.00	null
Total Project Cost Basis	64,100.00	64.10%
Total Amount Financed	0.00	
Total Cash Committed	64,100.00	

PROJECTED RESULTS

Projected Resale Price	95,000.00
Total Project Cost Basis	64,100.00
Flip Profit	24,250.00
ROI	37.83%
Annualized ROI	113.49%

Timeline Assumptions

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



CASH FLOW SUMMARY (FLIP)

**Triplex on 4th Ave.
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Month	0	1	2	3	4	5	6	7	8
Purchase	(30,000)								
Purchase Closing Costs	(3,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(275)	(275)	(275)	(275)				
Rehab Draws/Expenses	(30,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(63,000)	(275)	(275)	(275)	(275)				
Cumulative Cost Basis	(63,000)	(63,275)	(63,550)	(63,825)	(64,100)				
Sale Price						95,000			
Selling Costs						(6,650)			
Flip Profit to Investor (Pre-Tax)						24,250			
Total Cash Committed						64,100			
Return on Cash Investment (annualized)						113.49%			

CASH FLOW TO LENDER (HOLD)

<div>141 4th Ave. Albany, NY 12202</div>				<div>Cameron Jordan Bulletproof Estates 5713857244</div>					
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									