

Great Income Generating Property For Landlord Investor

**573 Joshua Drive
Clarksville, Tennessee 37042**



This auction property is on a quiet cul-de-sac street with properties in Sheldon Estates, Clarksville TN selling for between \$52,000 and \$130,000 and rents for between \$850 to \$1,100. Seller has the property under contract after winning at auction. Seller does NOT have access to the property. The property might be occupied, we do not know.

Exclusively Presented By:

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BUYER MARKETING SHEET (FLIP)

Great Income Generating Auction Property - Landlord Investor

Property Address: **573 Joshua Drive**

Property City, State, ZIP: **Clarksville, Tennessee 37042**

Bedrooms: **3** Baths: **2** Sq.Feet: **1064** Built: **1995**

Notes: This property has a great potential as a Buy & Hold or Fix & Flip. Seller does NOT have access to the property.

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Project Description: This property is under contract after winning a bid at auction platform. It could be a great rental for landlords or fix&flip for rehabbers. Properties at Sheldon Estates are renting for between \$850 and \$1,150 and selling for up to \$106,000.

Additional Notes: Based on the square footage of the property (1,064 SqFt), and the fact that the property might be occupied, we estimate that the property might need a basic rehab of about \$10K to \$12K.

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	104,272.00	
Purchase Price (Offer Price)	65,500.00	62.82%
Rehab Costs	12,000.00	11.51%
Total Closing and Holding Costs	2,997.50	2.87%
Total Financing Costs	1,335.75	1.28%
Projected Cost of Sale	5,200.00	null
Total Project Cost Basis	81,833.25	78.48%
Total Amount Financed	81,833.25	
Total Cash Committed	-	

PROJECTED RESULTS

Projected Resale Price	104,000.00
Total Project Cost Basis	81,833.25
Flip Profit	16,966.75
ROI	Infinite
Annualized ROI	Infinite

Timeline Assumptions

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



Front



Aerial



Aerial 2



Back

BUYER MARKETING SHEET (HOLD)

Great Income Generating Auction Property - Landlord Investor

Property Address: **573 Joshua Drive**

Property City, State, ZIP: **Clarksville, Tennessee 37042**

Bedrooms: **3** Baths: **2** Sq.Feet: **1064** Built: **1995**

Notes: This property has a great potential as a rental or Fix & Flip.

Seller does NOT have access to the property.

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Project Description: This property is under contract after winning a bid at auction platform. It could be a great rental for landlords or fix&flip for rehabbers. Properties at Sheldon Estates are renting for between \$850 and \$1,150 and selling for up to \$106,000. Based on the square footage of the property (1,064 SqFt) we estimate a rehab of \$10K to \$12K.

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	104,000.00	
Purchase Price (Offer Price)	65,500.00	63%
Rehab Costs	12,000.00	12%
Total Closing (not inc. Refi) and Holding Costs	2,997.50	3%
Total Financing Costs	1,335.75	1%
Total Project Cost Basis	81,833.25	79%
Total Amount Financed	81,833.25	
Total Cash Committed	0.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	940.50	Projected New Loan Amount (for Refi)	88,400.00
Projected Monthly Expenses	234.05	Cash-Out at Refi (net of closing costs)	4,798.75
Projected Monthly Net Operating Income	706.45	Profit at Refi (Net of Cash Committed)	4,798.75
		Cash Left in the Deal after Refi	-
Cap Rate Based on Cost Basis	10.4%	Equity Left in the Deal after Refi	15,600.00
Cap Rate Based on ARV	8.2%	Monthly Cash Flow (before-tax)	123.05
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	infinite
Assumed Time to Complete Refi	2 Months	DCR of New Loan	1.21
Total Time between Acquisition and Refi	4 Months	<i>Assuming 5% Rate and 20 Year Amortization</i>	



Front



Side

CASH FLOW SUMMARY (FLIP)

**573 Joshua Drive
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Clarksville, Tennessee 37042**

**Jose R Torres
JRT Home Solutions LLC
954-494-4454**

Month	0	1	2	3	4	5	6	7	8
Purchase	(65,500)								
Purchase Closing Costs	(1,638)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(340)	(340)	(340)	(340)				
Rehab Draws/Expenses	(12,000)								
Interest (Paid or Accrued)		(330)	(331)	(333)	(334)				
Total Cash Spent in Period	0	0	0	0	0				
Cumulative Cost Basis	(79,138)	(79,807)	(80,480)	(81,155)	(81,833)				
Sale Price					104,000				
Selling Costs					(5,200)				
Flip Profit to Investor (Pre-Tax)					16,967				
Total Cash Committed					0				
Return on Cash Investment (annualized)					Infinite				

CASH FLOW SUMMARY (HOLD)

<div> <div> 573 Joshua Drive 573 Joshua Drive Clarksville, Tennessee 37042 </div> <div> Jose R Torres JRT Home Solutions LLC 954-494-4454 </div> </div>										
Month	0	1	2	3	4	5	6	7	8	
Purchase	(65,500)									
Closing Costs	(1,638)									
Orig/Disc Points and Loan Closing Costs										
Holding Costs		(340)	(340)	(340)	(340)					
Rehab Draws/Expenses	(12,000)									
Interest (Paid or Accrued)		(330)	(331)	(333)	(334)					
Total Cash Spent in Period	0	0	0	0	0					
Cumulative Financed	(79,138)	(79,807)	(80,480)	(81,155)	(81,833)					
Cumulative Cost Basis	(79,138)	(79,807)	(80,480)	(81,155)	(81,833)					
Refinance: New Loan Amount					88,400					
Closing Costs on New Loan					(1,768)					
PayOff Existing Loan					(81,833)					
Cash Out at Refi					4,799					
Profit to Investor at Refi					4,799					
Return on Cash Investment					3,165,769.92					
Cash Tied up in Deal					0					
Equity Left in Deal					15,600					

CASH FLOW TO LENDER (HOLD)

<div> <div>573 Joshua Drive</div> <div>Clarksville, Tennessee 37042</div> </div>						<div> <div>Jose R Torres</div> <div>JRT Home Solutions LLC</div> <div>954-494-4454</div> </div>					
Interest Rate Offered to Lender:		5.00%		Total Interest Income:		1,336					
Total Amount Funded By Lender:		80,498		Total:		1,336					
Total Loan Amount (inc deferred):		81,833		Cash-on-Cash Return (annual):		4.98%					
				IRR (annualized):		5.12%					
Month	0	1	2	3	4	5	6	7	8		
Purchase	(65,500)										
Purchase Closing Costs Funded	(1,638)										
Holding Costs Funded		(340)	(340)	(340)	(340)						
Rehab Draws	(12,000)										
Interest on Loan (Paid)											
Interest on Loan (Deferred)		280	281	283	284						
Interest on Draws (Paid)											
Interest on Draws (Deferred)		50	50	50	50						
Total Loan Balance	(79,138)	(79,807)	(80,480)	(81,155)	(81,833)						
Payback of the Loan					81,833						
Cashflows Out	(79,138)	(340)	(340)	(340)	(340)						
Cashflows In						(81,833)					
Net	(79,138)	(340)	(340)	(340)	(340)	81,493					