

ATTENTION INVESTORS | BREAKING NEWS | GREAT FLIP OPPORTUNITY

2010 Ryan Rd

Augusta, GA 30904-4063



\$190,000

2216 SQFT

**OFF MARKET
HOUSE
FOR SALE**
In Augusta GA
RENT READY

470-532-1934 or 470-628-1227
www.sevenpinesinvest.com

A RENT READY FLIP

Looking to increase your rental portfolio in Augusta, this is the one. Currently occupied but will be vacant upon delivery. Want to Flip? Very Light Rehab needed. Update cabinets, new roof and paint are all this beauty needs. This 3 bedroom 2 bath home will rent for \$2200 easily.

Exclusively Presented By:

Sheena Murray and Tasha Sniffen

Seven Pines Investments

Atlanta, GA, GA 30141

470-532-1934 or 470-628-1227

info@sevenpinesinvest.com

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BUYER MARKETING SHEET (FLIP)

Ryan Rd Augusta

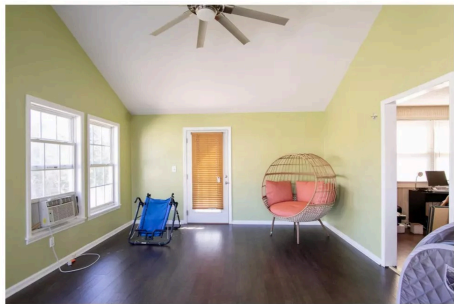
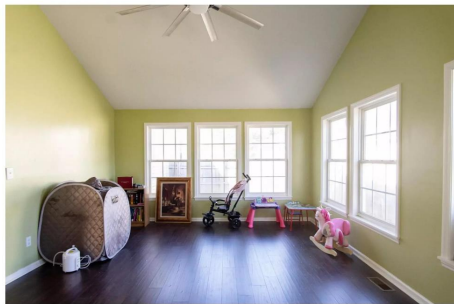
Property Address: 2010 Ryan Rd Property City, State, ZIP: Augusta, GA 30904-4063 Bedrooms: 3 Baths: 2 Sq.Feet: 2216 Built: 1949 Notes:	Presented by: Sheena Murray and Tasha Sniffen Seven Pines Investments 470-532-1934 or 470-628-1227 info@sevenpinesinvest.com www.sevenpinesinvest.com
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Project Description: (All offers will be considered- Offer required to visit property) Submit an offer to info@sevenpinesinvest. Cash, Hard Money, or Private Lending only (Cash Preferred).

Additional Notes: Please do your own due diligence. Realtors add your compensation to the price.

DISCLAIMER: THIS IS AN ASSIGNMENT OF CONTRACT. A LEGALLY BINDING PURCHASING CONTRACT WITH

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
After-Repair Value (ARV)	383,737	% of ARV	Projected Resale Price	383,737
Purchase Price (Offer Price)	190,000	49.51%	Total Project Cost Basis	261,321
Rehab Costs	33,000	8.60%	Flip Profit	122,416
Total Closing and Holding Costs	4,000	1.04%	ROI	365.97%
Total Financing Costs	7,459	1.94%	Annualized ROI	1097.91%
Projected Cost of Sale	26,862	7.00%	<u>Timeline Assumptions</u>	
Total Project Cost Basis	261,321	68.10%	Time to Complete Rehab	2 Months
Total Amount Financed	201,009		Time to Complete Sale	2 Months
Total Cash Committed	33,450		Total Time	4 Months



BUYER MARKETING SHEET (HOLD)

2010 Ryan Rd Augusta

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 Property City, State, ZIP: **Augusta, GA 30904-4063**
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Project Description: Rental Ready & Also A Great Flip!

Looking to increase your rental portfolio in Augusta, this is the one. Currently occupied but will be vacant upon delivery. Very Light Rehab needed. Also a great flip...Update cabinets, new roof and

PURCHASE/REHAB ASSUMPTIONS	% of ARV	
After-Repair Value (ARV)	383,737	
Purchase Price (Offer Price)	190,000	50%
Rehab Costs	33,000	9%
Total Closing and Holding Costs	4,000	1%
Total Financing Costs	7,459	2%
Total Project Cost Basis	234,459	61%
Total Amount Financed	201,009	
Total Cash Committed	33,450	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	2,200
Projected Monthly Expenses	360
Projected Monthly Net Operating Income	1,840

Cap Rate Based on Cost Basis	9.4%
Cap Rate Based on ARV	5.8%

Equity at End of Deal	182,728
Monthly Cash Flow (before-tax)	835

Assumed Time to Complete Rehab	2 Months
Assumed Time to Lease Up	2 Months
Total Time between Acquisition and Lease-up	4 Months

Cash-on-Cash Return (before-tax)	30.0%
DCR of Loan	1.83

Assuming 6% Interest Rate, Interest-Only

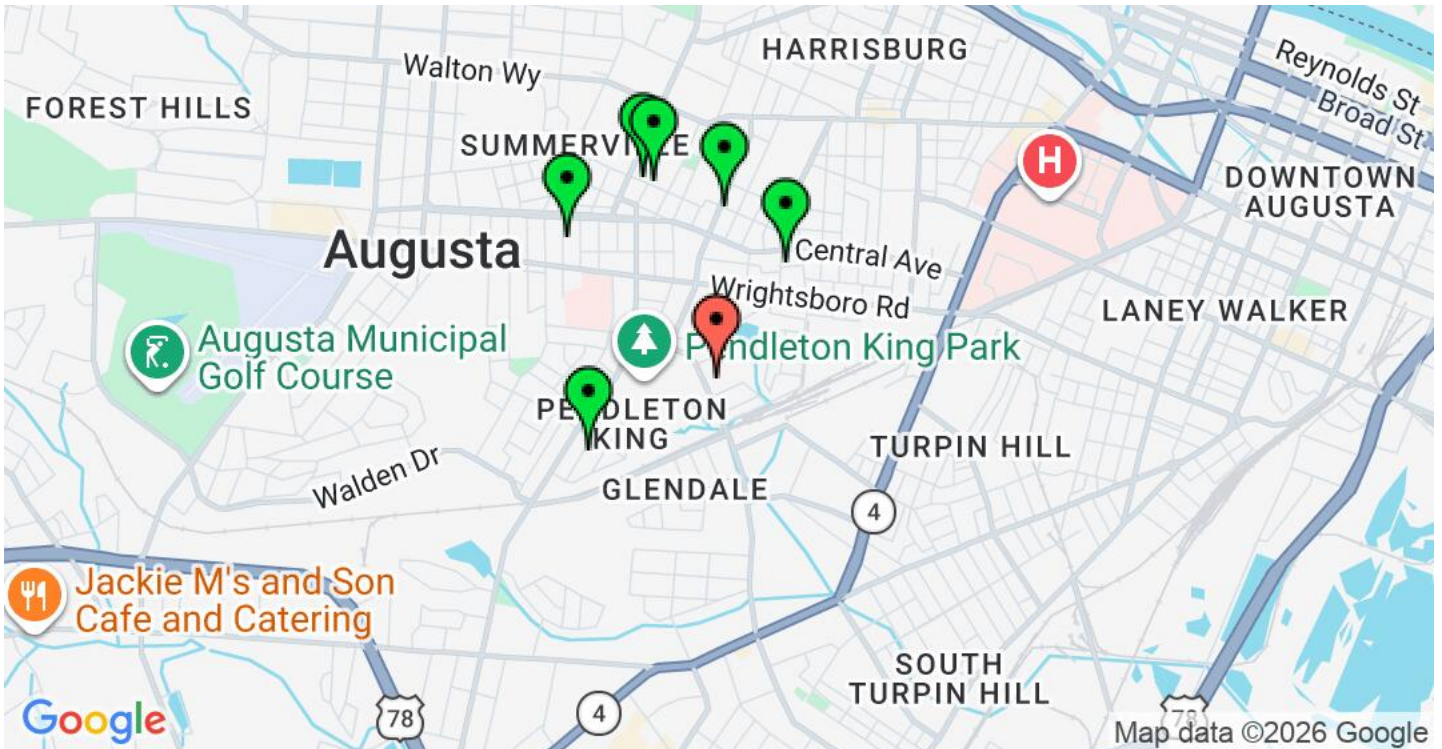


Comparable Sales Report

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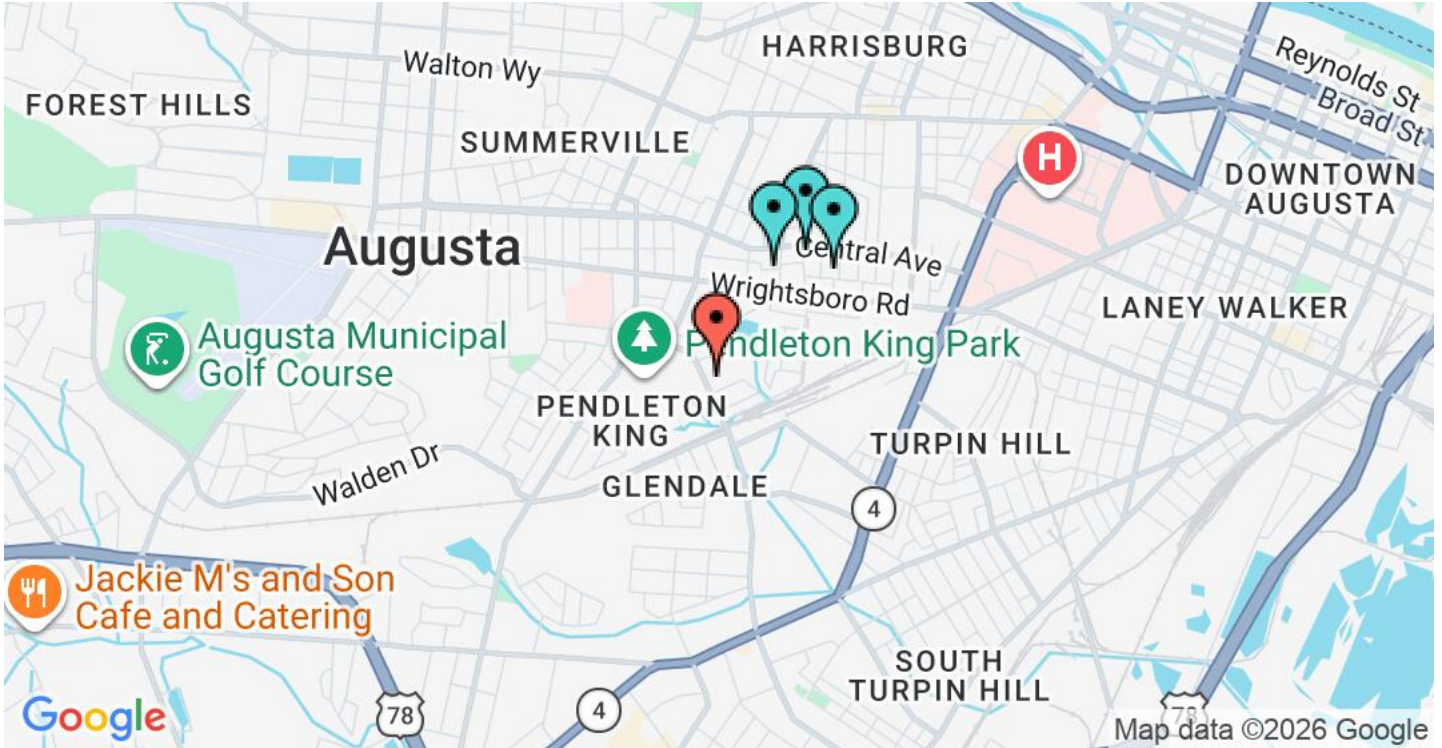


<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1. 1833 Woodrow St Augusta GA 30904	3	2	1,728	1/15/2024	1926	259,000	150	0.5	
2. 1730 King Woods Dr Augusta GA 30904	3	1	1,827	6/28/2023	1941	260,000	142	0.55	
3. 978 Heard Ave Augusta GA 30904	3	2	1,742	11/9/2023	1926	370,000	212	0.64	
4. 1430 Anthony Rd Augusta GA 30904	3	2	1,819	7/12/2023	1956	375,000	206	0.77	
5. 2125 Mcdowell St Augusta GA 30904	3	2	2,088	4/10/2023	1926	293,000	140	0.77	
6. 2133 Mcdowell St Augusta GA 30904	2	2	1,844	1/11/2024	1921	315,000	171	0.8	
Average						312,000	170		

COMPARABLE RENTALS REPORT

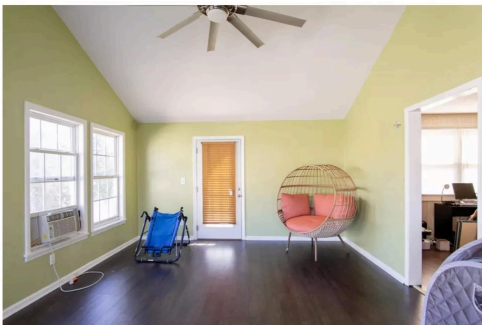
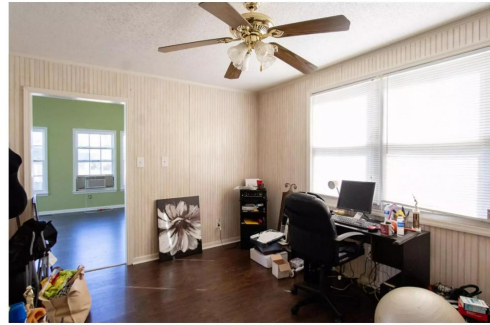
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Address:	Prop. Type	Beds	Baths	Price	Sq.Ft	\$/SqFt	Last Listed	Dist
3 BR								
1856 Central Ave, Augusta, GA 30904	House	3	3.5	2,100	2,000	1.05	4/9/2023	0.69
1319 Baker Ave, Augusta, GA 30904	House	3	2	1,750	1,908	0.92	8/25/2023	0.55
1315 Merry St, Augusta, GA 30904	House	3	2	1,325	1,610	0.82	12/17/2023	0.71

Additional Pictures



Additional Pictures

