

# **Just Acquired!**

**387 Putnam Pike  
Killingly, CT 06241**



**Duplex  
Bedroom 6  
Bathrooms 2.5  
Sq ft 2,392 needs updates**

**Exclusively Presented By:**

**troy Gibson**

**Real People Solution**

**347-739=0035**

**aceparkbench@aol.com**



## BUYER MARKETING SHEET (FLIP)

Property Address: <b>387 Putnam Pike</b> Property City, State, ZIP: <b>Killingly, CT 06241</b> Bedrooms: <b>6</b> Baths: <b>3</b> Sq.Feet: <b>2392</b> Built: <b>1900</b> Notes:	<b>Presented by:</b> <b>troy Gibson</b> Real People Solution 347-739-0035 aceparkbench@aol.com

**Project Description:**

**Additional Notes:**

<b><u>CONTRACT/REHAB ASSUMPTIONS</u></b>			<b><u>PROJECTED RESULTS</u></b>	
After-Repair Value (ARV)	200,000.00	% of ARV	Projected Resale Price	200,000.00
Contract Price (Offer Price)	<b>125,000.00</b>	<b>62.50%</b>	Total Project Cost Basis	160,000.00
Rehab Costs	20,000.00	10.00%	ROI	27.03%
Total Closing and Holding Costs	3,000.00	1.50%	Annualized ROI	81.08%
Total Financing Costs	0.00	0.00%	<u>Timeline Assumptions</u>	
Projected Cost of Sale	12,000.00	6.00%	Time to Complete Rehab	2 Months
<b>Total Project Cost Basis</b>	<b>160,000.00</b>	<b>80.00%</b>	Time to Complete Sale	2 Months
Total Amount Financed	0.00		Total Time	4 Months
Total Cash Committed	148,000.00			

## CASH FLOW SUMMARY (FLIP)

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Month	0	1	2	3	4	5	6	7	8
Purchase	(125,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses		(10,000)	(10,000)						
Interest (Paid or Accrued)									
Total Cash Spent in Period	(126,500)	(10,375)	(10,375)	(375)	(375)				
Cumulative Cost Basis	(126,500)	(136,875)	(147,250)	(147,625)	(148,000)				
Sale Price					200,000				
Selling Costs					(12,000)				
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)					40,000				
Total Cash Committed					148,000				
Return on Cash Investment (annualized)					81.08%				

## CASH FLOW TO LENDER (HOLD)

<b>387 Putnam Pike</b> <b>Killingly, CT 06241</b>	<b>troy Gibson</b> <b>Real People Solution</b> <b>347-739=0035</b>
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Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
Total Amount Funded By Lender:		Total:	
Total Loan Amount (inc deferred):			

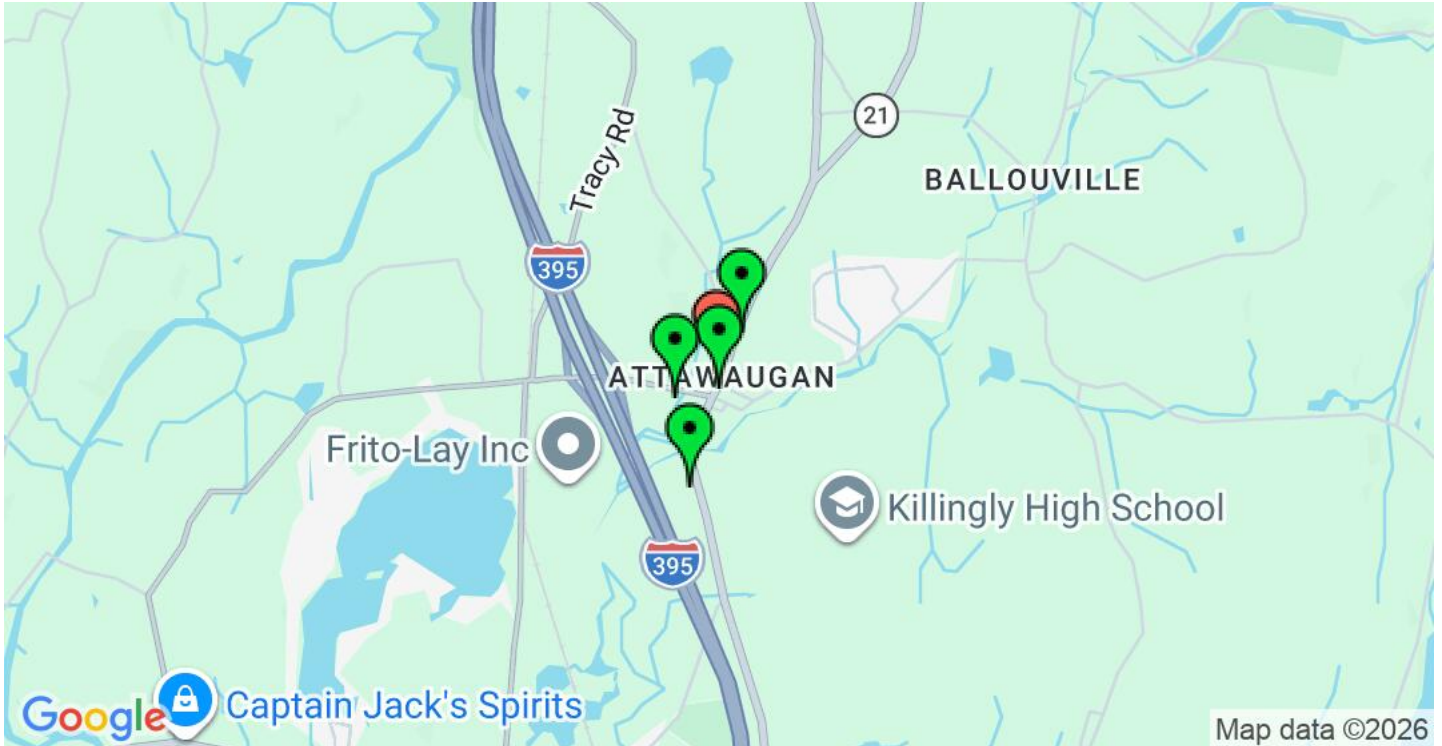
Cash-on-Cash Return (annual):
IRR (annualized):

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)									
Total Loan Balance									
Payback of the Loan					0				
Cashflows Out									
Cashflows In									
Net									

# COMPARABLE SALES REPORT

Property Address: **387 Putnam Pike**  
 Property City, State, ZIP: **Killingly, CT 06241**  
 Bedrooms: **6** Baths: **3** Sq.Feet: **2392** Built: **1900**  
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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. 3 Church St Killingly CT	8	2	2,398	7/19/2022		165,000	69	0.05	
2. 25 Attawaugan Crossing Rd Killingly CT	6	3	2,448	10/3/2022		150,000	61	0.16	
3. 420 Putnam Pike Killingly CT	5	2	2,672	6/30/2022		253,000	95	0.16	
4. 311 Putnam Pike Killingly CT	6	2	2,080	5/17/2022		230,000	111	0.38	
<b>Average</b>						<b>199,500</b>	<b>84</b>		