

HIGH CAP RATE OFF MARKET OPPORTUNITY

AN AWESOME DECATUR BRICK HOME

**776 W Waggoner St.
Decatur, IL 62526**



This 4 bedroom 2 bath 1.5 story 1633 sq. ft traditional brick home is currently occupied. This home includes a nice one car garage and a finished basement. The investor may choose to do a few updates to hold and cash flow or add a little lipstick and put this sweet gem back on the market. In either case, this is a fantastic investment opportunity!

Exclusively Presented By:

KC Foster

Home Equity Protection Services

14419 Greenwood Ave. N., Ste A-374, A - 374

Seattle

1-877-906-5780

kcfoster@utsclaims.com

www.utsclaims.com



OFF MARKET INVESTMENT OPPORTUNITY IN DECATUR IL

Single Family Move In Ready Brick Built Diamond

Property Address: **776 W Waggoner St.**

Property City, State, ZIP: **Decatur, IL 62526**

Bedrooms: 4 Baths: 2 Sq. Feet: 1633 Built: 1924

Notes: This property appear to have been updated without permitting. Not all updating requires permitting.

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Project Description: With a fresh coat of paint on the inside, new carpet, updating the kitchen and the bathrooms (optional), this light rehab makes a great rental, seller finance or fix and flip. It's all up to what an investor wants to start with or add to his portfolio.

Additional Notes:

PURCHASE/REHAB ASSUMPTIONS

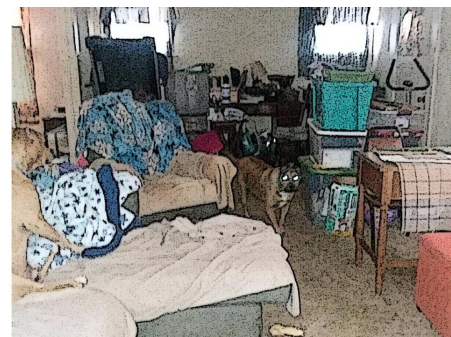
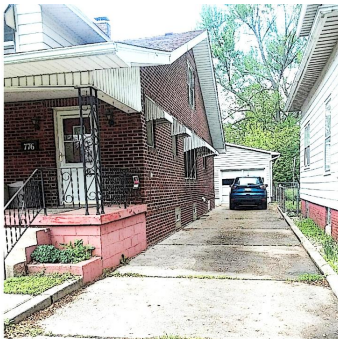
		% of ARV
After-Repair Value (ARV)	105,600.00	
Purchase Price (Offer Price)	25,000.00	23.67%
Rehab Costs	7,500.00	7.10%
Total Closing and Holding Costs	8,890.00	8.42%
Total Financing Costs	0.00	0.00%
Total Project Cost Basis	41,390.00	39.20%
Total Amount Financed	0.00	
Total Cash Committed	41,390.00	

PROJECTED RESULTS

Projected Resale Price	105,600.00
Projected Cost of Sale	7,392.00
Flip Profit	56,818.00
ROI	137.27%
Annualized ROI	549.10%

Timeline Assumptions

Time to Complete Rehab	1 Month
Time to Complete Sale	2 Months
Total Time	3 Months



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CASH FLOW SUMMARY (FLIP EXIT)

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**KC Foster
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1-877-906-5780**

Month	0	1	2	3	4	5	6	7	8
Purchase	(25,000)								
Purchase Closing Costs	(7,390)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(500)	(500)	(500)					
Rehab Draws/Expenses	(7,500)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(39,890)	(500)	(500)	(500)					
Cumulative Cost Basis	(39,890)	(40,390)	(40,890)	(41,390)					
Sale Price				105,600					
Selling Costs				(7,392)					
Flip Profit to Investor (Pre-Tax)				56,818					
Total Cash Committed				41,390					
Return on Cash Investment (annualized)				549.10%					

CASH FLOW SUMMARY (HOLD)

<div><div><div>776 W Waggoner St. Decatur, IL 62526</div><div>KC Foster Home Equity Protection Services 1-877-906-5780</div></div></div>									
Month	0	1	2	3	4	5	6	7	8
Purchase	(25,000)								
Closing Costs	(7,390)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(500)	(500)	(500)					
Rehab Draws/Expenses	(7,500)								
Interest (Paid or Accrued)		0	0	0					
Total Cash Spent in Period	(39,890)	(500)	(500)	(500)					
Cumulative Financed	0	0	0	0					
Cumulative Cost Basis	(39,890)	(40,390)	(40,890)	(41,390)					

Cash Tied up in Deal41,390

Equity Left in Deal100,000

COMPARABLE SALES REPORT

Property Address: **776 W Waggoner St.**
 Property City, State, ZIP: **Decatur, IL 62526**
 Bedrooms: 4 Baths: 2 Sq. Feet: 1633 Built: 1924
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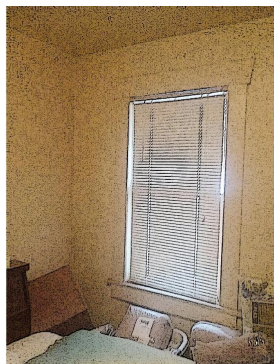
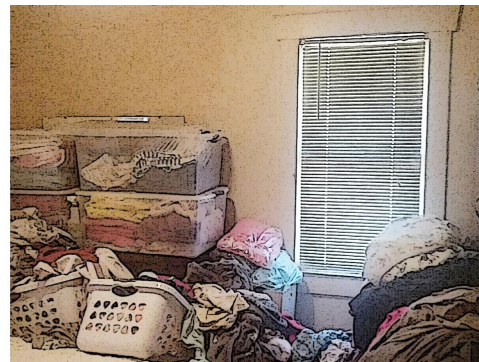
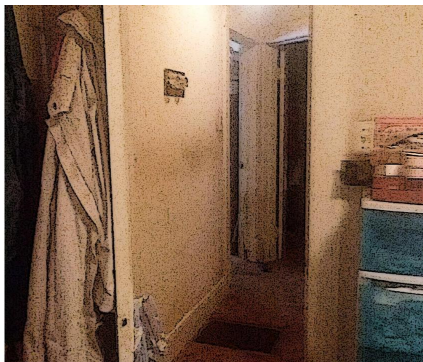
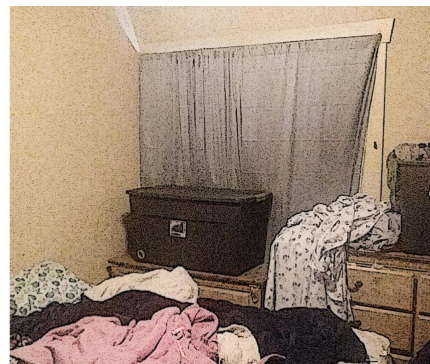
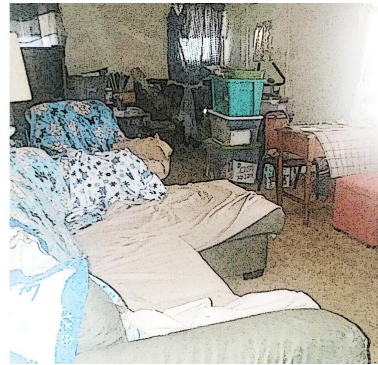
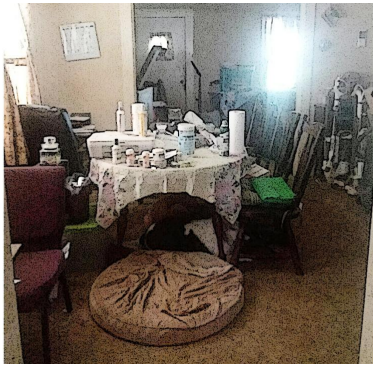
	<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>\$/Sq.</u>	<u>Dist</u>	<u>Notes</u>
1.	1448 W Glenn Dr, Decatur, IL 62526	3	2	1,519	04/08/2021	112,500	74		
2.	1826 S Albany St, Decatur, IL 62521	4	2	1,634	04/09/2021	129,900	79		
3.	23 Ridge Dr, Decatur, IL 62521	4	2	1,200	04/07/2021	85,000	71		
4.	2477 De Loach Ct, Decatur, IL 62521	4	2	937	04/01/2021	95,000	101		
Average						105,600	81		



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Additional Photos

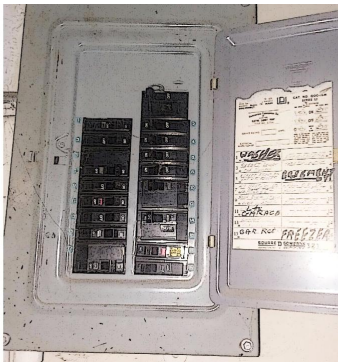
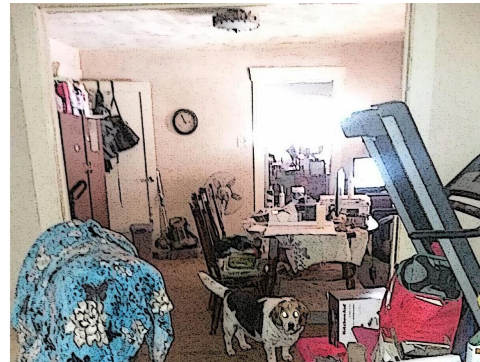
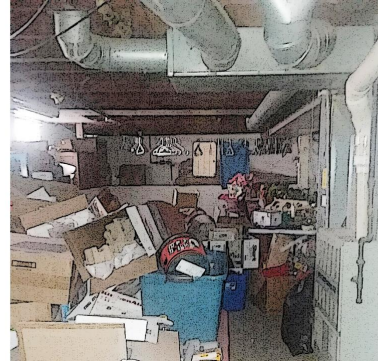
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