

HIGH PROFIT HOLD OR FLIP TWO STORY HOME IN FLINT

POTENTIAL 25% OR HIGHER CAP RATE!

3729 Palmer Ave

Flint, MI 48506



This 3 Bedroom 2 Baths two story home is positioned to be a great investment opportunity. This is a level 2 rehab that can be rent ready within weeks. This property is being offered well below wholesale, not because it is in poor condition, but because we are liquidating our out of state inventory so we can focus in our home market of Florida.

Exclusively Presented By:

KC Foster

Home Equity Protection Services

1036 Dunn Ave Suite 4-271

Jacksonville

904-615-5790

kcfoster@utsclaims.com

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Visit Home Equity Protection Services at www.utsclaims.com

Executive Summary

Presented By:

KC Foster

Home Equity Protection Services
1036 Dunn Ave Suite 4-271
Jacksonville , FL 32218
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Transplanting to Jacksonville Florida from Seattle was the obvious and proper thing to do in an effort to continue my real estate investing career unrestrained. As a visionary seeing the writing on the wall at the beginning of the pandemic, it was obvious where we needed to move for future investment opportunity. Strategically, we were able to finish our rehab and sell the beach house in the midst of the pandemic in lieu of continued Washington State lockdowns. After that and several other completed real estate projects, we bought a home here in Jacksonville and have been laser focused on this market since. With thousands of residents and businesses fleeing lockdown states like Washington, New York and California, settling in Florida was the best move to make. I look forward to serving the Jacksonville community.

This two story 3 bed 2 bath home with sunken living room is a great investment opportunity. The baths and kitchen can be updated or left the same depending on your exit strategy. Flooring is need throughout. This property had a major water leak on the first floor that will need to be repaired.



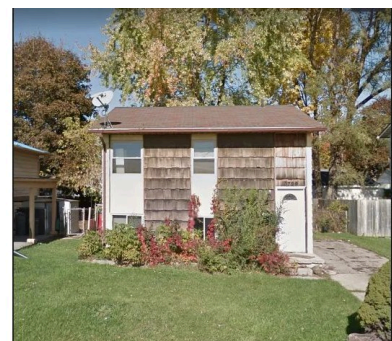
Property Address:

3729 Palmer Ave

Property City, State, Zip:

Flint, MI 48506

Bedrooms	Baths:	Square Feet:	Year Built:
3	2	1210	1970



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PROJECT SUMMARY

3729 PALMER PROJECT

PROJECT SUMMARY - FLIP

PURCHASE/REHAB ASSUMPTIONS

Purchase Price	5,000.00
Rehab Cost	15,000.00
Total Closing (not inc. Sale) and Holding Costs	2,000.00
Total Financing Costs	-
Projected Cost of Sale	5,691.84
Total Project Cost	27,691.84
Total Amount Financed	-
Total Cash Committed	22,000.00

RESULTS

Projected Resale Price	81,312.00
Total Project Cost	27,691.84
Lender Split of Profits	-
Flip Profit	53,620.16
ROI	243.73%
Annualized ROI	731.18%

Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

High Profit (Flip Exit)

Property Address:	3729 Palmer Ave	<u>Presented by:</u>
Property City, State, ZIP:	Flint, MI 48506	KC Foster
Bedrooms: 3 Baths: 2 Sq. Feet: 1210 Built: 1970		Home Equity Protection Services
Notes:	This project is well within reach of the savvy investor with a Cap Rate greater than 25% and rents continue to rise.	904-615-5790
		kcfooster@utsclaims.com
		www.utsclaims.com

Project Description: The rehab of this two story 3 bedroom 2 bath home will be the final touch to an already small, quaint and complete neighborhood. Surrounding homes appear to be good or excellent condition. This two story single family home is a medium rehab with all major systems in

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PURCHASE/REHAB ASSUMPTIONS

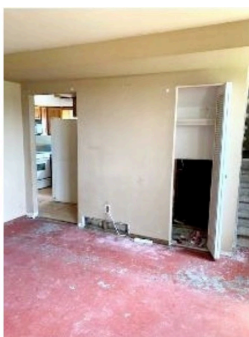
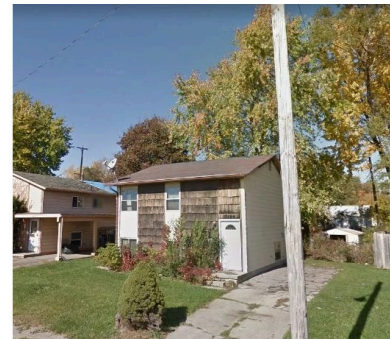
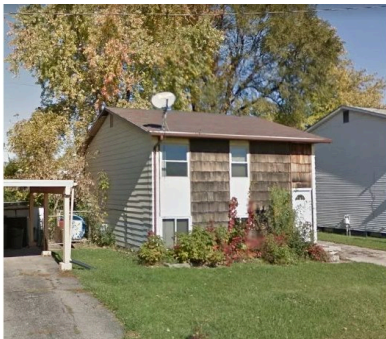
		% of ARV
After-Repair Value (ARV)	81,312.00	
Purchase Price (Offer Price)	5,000.00	6.15%
Rehab Costs	15,000.00	18.45%
Total Closing and Holding Costs	2,000.00	2.46%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	5,691.84	7.00%
Total Project Cost Basis	27,691.84	34.06%
Total Amount Financed	0.00	
Total Cash Committed	22,000.00	

PROJECTED RESULTS

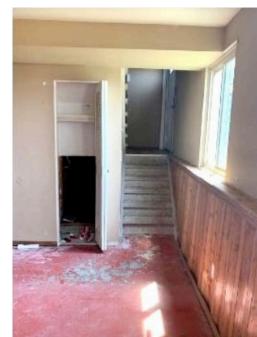
Projected Resale Price	81,312.00
Total Project Cost Basis	27,691.84
Flip Profit	53,620.16
ROI	243.73%
Annualized ROI	731.18%

Timeline Assumptions

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



First Floor Sunken Living Room



First Floor Sunken Living Room

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Offers a Greater than 25% CAP Rate (Hold)

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Property City, State,	Flint, MI 48506	KC Foster
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<u>PURCHASE/REHAB ASSUMPTIONS</u>		% of ARV
After-Repair Value (ARV)	81,312.00	
Purchase Price (Offer Price)	5,000.00	6%
Rehab Costs	15,000.00	18%
Total Closing and Holding Costs	2,000.00	2%
Total Financing Costs	-	0%
Total Project Cost Basis	22,000.00	27%
Total Amount Financed	-	
Total Cash Committed	22,000.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,200.00		
Projected Monthly Expenses	260.00		
Projected Monthly Net Operating Income	940.00		
Cap Rate Based on Cost Basis	51.3%	Sweat Equity at End of Rehab	59,312.00
Cap Rate Based on ARV	13.9%	Monthly Cash Flow (before-tax)	940.00
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	51.3%
Assumed Time to Lease Up	2 Months		
Total Time between Acquisition and Lease-up	4 Months		



First Floor Sunken Living Room



First Floor Sunken Living Room Stairs

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CASH FLOW SUMMARY (FLIP EXIT)

3729 PALMER PROJECT
3729 Palmer Ave
Flint, MI 48506

KC Foster
Home Equity Protection Services
904-615-5790

Month	0	1	2	3	4	5	6	7	8
Purchase	(5,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(125)	(125)	(125)	(125)				
Rehab Draws/Expenses		(7,500)	(7,500)						
Interest (Paid or Accrued)									
Total Cash Spent in Period	(6,500)	(7,625)	(7,625)	(125)	(125)				
Cumulative Cost Basis	(6,500)	(14,125)	(21,750)	(21,875)	(22,000)				
Sale Price						81,312			
Selling Costs						(5,692)			
Flip Profit to Investor (Pre-Tax)						53,620			
Total Cash Committed						22,000			
Return on Cash Investment (annualized)						731.18%			

CASH FLOW SUMMARY (HOLD)

<div> <div> 3729 Palmer Ave Flint, MI 48506 </div> <div> KC Foster Home Equity Protection Services 904-615-5790 </div> </div>										
Month	0	1	2	3	4	5	6	7	8	
Purchase	(5,000)									
Closing Costs	(1,500)									
Orig/Disc Points and Loan Closing Costs										
Holding Costs		(125)	(125)	(125)	(125)					
Rehab Draws/Expenses		(7,500)	(7,500)							
Interest (Paid or Accrued)		0	0	0	0					
Total Cash Spent in Period	(6,500)	(7,625)	(7,625)	(125)	(125)					
Cumulative Financed	0	0	0	0	0					
Cumulative Cost Basis	(6,500)	(14,125)	(21,750)	(21,875)	(22,000)					

Cash Tied up in Deal	22,000
Equity Left in Deal	81,312

COMPARABLE SALES REPORT

Property Address: **3729 Palmer Ave**

Property City, State, ZIP: **Flint, MI 48506**

Bedrooms: 3 Baths: 2 Sq. Feet: 1210 Built: 1970

Notes: This project is well within reach of the savvy investor with a Cap Rate Higher than 25% and rents continue to rise.

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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. 3802 bennett ave Flint MI	3	3	1,491	10/8/2021	100,000	67	0.46	
2. 3701 whittier ave Flint MI	3	1	1,136	10/25/2021	18,000	16	0.53	
3. 3714 beechwood ave Flint MI	3	1	954	10/13/2021	111,000	116	0.64	
4. 1026 burlington dr Flint MI	3	2	1,312	11/9/2021	80,110	61	0.94	
5. 3123 n center rd Flint MI	3	1	1,188	10/5/2021	90,000	76	0.97	
6.								
7.								
8.								
9.								
10.								
Average					79,822	67		

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Additional Pictures



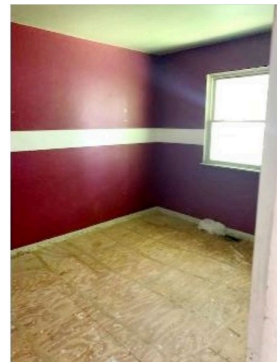
Basement



Hall Closet off Top of Stairs



Upstairs Bedroom #1



Upstairs Bedroom #1



Upstairs Bedroom #2



Upstairs Bedroom #2



Upstairs Bedroom #3



electrical Panel

Additional Pictures

3729 Palmer Ave Project



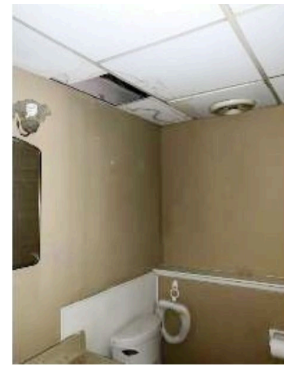
Pantry and Laundry Room



First Floor Kitchen



Upstairs Bathroom



Downstairs Bathroom



Upstairs Master Bathroom



Front Door Entry to Upstairs