



JP Property Buyers

Jennifer & Joseph Purtil

O: 631-247-0743

C: 516-860-7984

Farmingdale, Long Island - New York

JPPropertyBuyersLLC@gmail.com

www.JPPropertyBuyers.com

Residential Property Redevelopment

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Who Are We?

JP Property Buyers, LLC is a professional, residential property redevelopment company specializing in buying distressed properties at a significant discount, renovating & reselling them to retail home buyers throughout Long Island with a focus on stable, middle-class communities to encourage home ownership.

When a passion for real estate is combined with talented individuals who have an uncompromising drive to succeed, amazing things will happen. At **JP Property Buyers**, it's our mission to have a positive impact in the communities where we conduct business, our lenders, partners, sellers & buyers.

Our core business lies within our systems, education & knowledge of the real estate industry. We have spent a lot of time, money & resources to learn how to be successful in this business & do it the right way the first time allowing us to circumvent many pitfalls most novice investors would make. Although each deal will always bring new learning experiences, we certainly don't want to practice "learning the hard way". We would not ask anyone to invest with us if we weren't confident enough to invest in ourselves!

Our business relationships include experienced & licensed realtors, general contractors & tradesmen, title companies, real estate attorneys, real estate advisors & coaches, as well as, strong connections and memberships with local & national networks of investors & business organizations.



THE STORY OF JP PROPERTY BUYERS, LLC

The Purtills are sewn from a strong fabric of dedication, moral work ethic & drive. After spending many years in hospitality, tourism, sales & marketing, business training, & business education, Jennifer found the right time to take on her aspirations of real estate investment & redevelopment.

Joseph's career & decades of experience in general contracting, carpentry, construction, residential & commercial building, helps lay the company's strong foundation. As partners growing up on Long Island, Jennifer & Joseph are excited to provide effective results for their lenders.

Important Facts About JP Property Buyers

- *Provides solutions for homeowners, value for lenders, & builds community partnerships*
- *Offers the absolute highest level of integrity, honesty & service to partners & clients*
- *Aims to be a leader in the industry, giving back to those who have given so much to us*

What Is Private Lending?



Lender Testimonial: *“It has been a pleasure working with JP Property Buyers as a lender. Good communication in this relationship is important and Jennifer keeps us updated and informed every step of the way! Timeline updates, photos, video and progress are all communicated well and I have always felt confident that my investment is secure with their proven track record and professionalism. An exceptional job is done on each remodel and I have never had doubt that once complete, each property would sell quickly. We have done multiple deals together and from start to finish, the process of loaning to JP Property Buyers has been smooth, transparent and timely; our principal plus interest has always been distributed quickly after the sale. I highly recommend JP Property Buyers as a real estate investor to work with as you can feel confident your investment is secure and their professionalism is top notch!”*

-M&G

A private money loan is a loan given to a real estate investor, secured by real estate. In some cases, private money lenders are given a first or second lien position (mortgage) that secures their legal interest in the property & secures their investment, as well as, a promissory note.

When we find a property/properties that are well under market value, we present an opportunity to fund the purchase and/or rehab. Through that process, the lender can yield high interest rates – often 3 or 4 times the rates on bank CD’s & other traditional investment plans.

Essentially, private money lending is your opportunity to become the bank, reaping the profits just like a bank would. It’s a great way to generate cash flow & produce a predictable income stream - while at the same time, provide excellent security & safety for your principle investment. You can do what the banks have been doing for years... make a profitable return on investments backed by real estate. There is no other investment vehicle like it.

Sources of Private Money:

- **Personal Savings**
- **401k**
- **Self-Directed IRA**
- **Whole Life Insurance Policies (The Money Multiplier)**
- **Profit Sharing**
- **Trust Fund**

Many are TAX DEFERRED PROFITS

HOW THE PROCESS WORKS

The goal is to keep turning your money so you can earn continued, substantial profits, building a long term, mutually beneficial partnership.

1. JP Property Buyers finds an undervalued property to purchase, renovate & resell or purchase & rent (short or long term).
2. You lend the funds to purchase & renovate the property.
3. Property rehab (typically 4-6 months based on the size of the project). Good communication is key to a successful partnership – updates & progress will be shared.
4. OR – lending on a longer term loan project such as long or short term rental.
5. We’ll list & sell the property with a licensed realtor (or on our own if appropriate).
6. When it’s time for closing on the sale of the property, you’ll receive your principle/loan plus interest. If a rental, we will set the length and terms of the loan in advance.

Scope of Work – Investment Summary (Sample)

Scope of Work (Sample) 385 Grant Ave, Copiague NY

SUBJECT PROPERTY:

Single family home located in a stable, middle-class neighborhood. This street is well located, near Great Neck Road & 27A, on the South Shore of Long Island. The neighborhood has shown strong real estate sales in 2019 & 2020 with homes often selling over ask price, even when the home & property is not updated. Record low inventory is currently driving the sale price of homes up, often selling \$30-\$50,000 over ask price (according to local expert RE agents on our team).

- 3 bed/1 bath, 1.5 story expanded ranch (+ utility basement), 792 sq ft, built in 1947
- 4,040 sq ft lot, mid-block
- Copiague School District

REHAB OVERVIEW:

Brand new, updated home will boast 4 beds/2 full baths, living room, dining room, & open floorplan. Second story dormer, structural updates, cosmetic repairs, & new installations throughout.

EXTERIOR:

1. All new exterior, siding, roof, walkway, concrete pad for new portico, lights, etc.
2. New fence & gate
3. Clean up landscaping, flowerbeds, plantings all around for maximum curb appeal
4. Seal driveway & powerwash existing masonry
5. All new back patio & reset new outdoor basement entrance
6. New roof
7. Sandblast, caulk & paint shed



Front Driveway/North Side Back

Scope of Work (Sample) 385 Grant Ave, Copiague NY

INTERIOR

1. New electric throughout & upgraded 200 amp service
2. New plumbing throughout
3. All new Anderson windows
4. New entry doors (center front door & new portico)
5. New kitchen with upgraded appliances, center island & bar nook
6. New 2 full bathrooms
7. Open 1st floor staircase walls-clear line of sight from kitchen to living area
8. 2nd story dormer
9. Master bedroom with walk-in closet
10. 2nd floor laundry
11. New doors, moulding, trim, door hardware throughout
12. New light fixtures/fans throughout
13. New hardwood floors in main living area, carpet in bedrooms



1st floor living room 1st floor bedroom 1 1st floor bedroom 2



Kitchen workspace area Kitchen dining area 1st floor bath



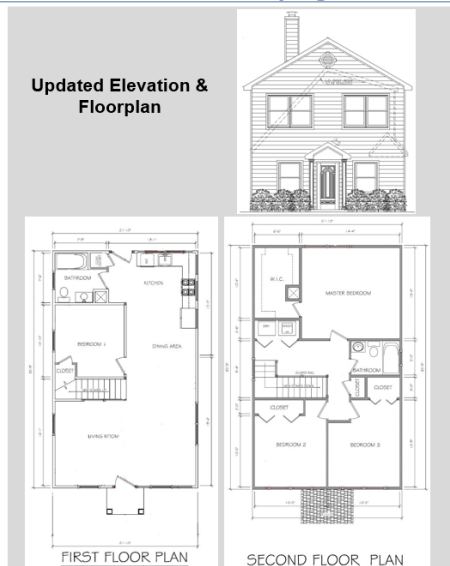
2nd floor

CONFIDENTIAL - JP Property Buyers LLC - 4

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Scope of Work (Sample) 385 Grant Ave, Copiague NY

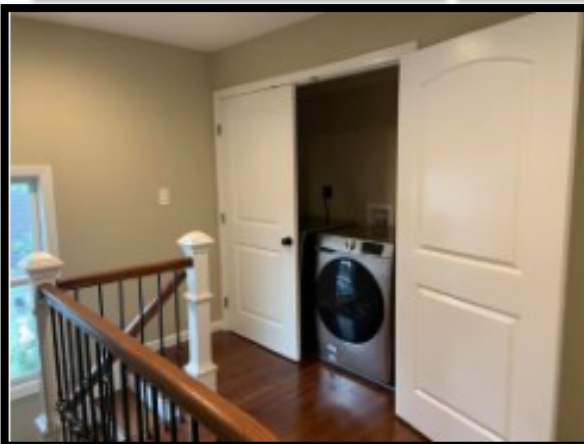
Updated Elevation & Floorplan



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Sample of Completed Project

PP: \$200K
SOLD: \$490K



Investment One Sheet (Sample)

Private Lending Opportunity in Kings Park, NY Presented By:



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PURCHASE → RENOVATE → SELL!

- 3 Bedroom Ranch, Smithtown School District
- Living Room, Eat-In-Kitchen, Full Bathroom, Basement-1/2 finished-1/2 utilities, Attic

PROPERTY INVESTMENT SUMMARY

- Purchase amount: \$200,000
- Estimated cost of repairs: \$120,000
- After repair value: \$425,000+
- Estimated hold time: 4-5 months

PARTICIPATION

- ✓ Loan: \$150,000
- ✓ Interest: 10% annualized return on investment (*10% far exceeds interest financial institutions are offering on investments*)
- ✓ Payment/Maturity of loan: Loan paid in full within 5 business days of maturity date (date TBD)

SECURITY OF THE LOAN:

- Backed by real estate!
- Guaranteed **PERSONALLY** & by JP Property Buyers LLC via promissory note!
- Licensed RE agent on our team will be marketing the property ensuring a swift sale

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Private & only intended for the receiver

-4 month loan =
 \$5,000 interest
 - 5 month loan =
 \$6,250 interest

COMPARABLES: Private Lending Opportunity in Kings Park



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SUBJECT PROPERTY

- 3 bed/1 bath, Ranch
- 1,200 Sq Feet (approx.)
- Smithtown School District
- Property lot is 1/2 Kings Park, 1/2 Smithtown
- Full Renovation, Basement-1/2 finished-1/2 utilities, Attic
- \$425,000-\$450,000+ ARV

ALL COMPARABLES

Smithtown School District, 0.3 - 4.5 miles away

8 Annette Ave, Smithtown

- \$505,000 SOLD, March 2021
- \$479,990 List Price, Jan 2021
- 3 bed/1 bath
- 1,100 Sq Feet
- Smithtown District - \$9,109 Taxes
- Renovated Cathedral Ceilings, 1 Car Garage, Unfinished Basement

7 Mulberry Drive, Smithtown

- \$466,666 SOLD, June 2021
- \$419,990 List Price, April 2021
- 3 bed/1 bath
- 1,200 Sq Feet
- Smithtown District - \$10,000Taxes
- Very Outdated

57 St Johnland Rd, Smithtown

- \$440,000 SOLD, May 2021
- \$429,999 List Price, Feb 2021
- 3 bed/2 bath
- 1,200 Sq Feet
- Smithtown District - \$10,500Taxes
- Renovated

27 Edgar Drive, Smithtown

- \$420,000 SOLD, Jan 2021
- \$399,999 List Price, Oct 2020
- 2 bed/1 bath
- 900 Sq Feet
- Smithtown District - \$6,200 Taxes
- Very Outdated

Additional comp info available upon request

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Private & only intended for the receiver

Sample of Completed Project

PP: \$200K
Sold: \$501K



Short Term Vacation Rentals

Honeybee Hideaway is our STR in The Pocono Mountains! While staying true to the classic and nostalgic vacation destination The Poconos is, we accomplished a modern, updated, yet cozy and 'natural' vacation home.

Honeybee Hideaway is listed on 2 booking platforms, promoted through social media, as well as, localized sites targeting The Poconos and Long Island. JPP manages all of this and partners with an efficient and productive property manager 'on the ground' to physically manage the property and guest needs.

Short Term Rentals was a long term business goal, but with the changes that COVID brought, we joined this very lucrative, yet competitive marketplace.

JP Property Buyers is proud and humbled to earn all 5 STAR REVIEWS since we began welcoming guests in September 2021!



Entire residential home in Tobyhanna
Honeybee Hideaway Hot Tub/ Fire Pit Updated Kitc...

8 guests · 3 bedrooms · 6 beds · 2 baths
Wifi · Indoor fireplace · Kitchen · Free parking

SUPERHOST STATUS!



Cabin

Honeybee Hideaway - Poconos Sweet Spot - Hot Tub/
Fire Pit Updated Kitchen

Sleeps 9 · 3 bedrooms · 6 beds

PREMIER HOST STATUS!



<https://airbnb.com/h/honeybee-hideaway>

<https://www.vrbo.com/2563890?unitId=3134121>



Honeybee Hideaway-Poconos, PA

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Where Are We Going? Go With The Flow!

2018: Took action on our passion for real estate investing. Began finding resources, education & training, joined Fortune Builders.

2020: When COVID struck, we were in the beginning of our first flip (with a hard money lender). Less than one week away from our meeting with the town board to attain the necessary permits, everything closed, including municipalities. This was a daunting time, but once back up & running, our amazing team pulled together to motor through our flip in the most amazing way; both with teamwork & positivity. Although it seemed we blew our budget with a full year of hold time, this set back turned out to be of benefit with the market's upturn, selling 30% higher than anticipated and setting a record for the highest sale price in that neighborhood. We learned very quickly to "go with the flow" as this was out of our control, so we took control of how we handled it.

2021: So then what!? How was COVID going to continue to effect how we did business in the future? To use the infamous word used during this unprecedented time – PIVOT – and that's just what we did.

While continuing to work in the flip sector, we invested in a Short Term Rental in The Pocono Mountains. As this was a growing, lucrative market segment, we successfully acquired, renovated & continue to welcome guests to our amazing home in the heart of The Pocono region. Since 2021 "Honeybee Hideaway" continues to welcome guests from as far as California with all 5 star reviews! We stay engaged with our HOA, local government & STR groups.

2022 & beyond: JPP continues to work with residential acquisitions for flipping and renting. We now consider ourselves experts in 2 regions (Long Island, NY & The Poconos, PA) with professional teams, resources & involvement in the local communities we are working. We keep in touch with our Fortune Builders friends, other professional networks we belong to, HOA boards & continue to advocate for short term rentals in The Poconos.

Going with the flow of what the future brings for real estate investing allows us to work within the ebbs & flows of the markets & continue our education, networking, & practice consistency in our business!



NYS REAL ESTATE INVESTING GROUP

NYSREIG

Let's Meet, Share, and Most Importantly Crush It Together!



Pocono Association of Vacation
Rental Owners (PAVRO)

