

Private Funding Opportunity in Pocono Summit, PA Presented By:



JP Property Buyers

153 Nadine Blvd, Pocono Summit, PA 18346


PURCHASE → UPDATE → STR

- 5 Bedroom/2 Full Bath Cape Cod - LAKEFRONT
- Stillwater Estates HOA (Coolbaugh Township, Monroe County)
- The Poconos – highly sought after vacation rental destination

PROPERTY INVESTMENT SUMMARY

- Purchase amount: \$430,000 (loan – closing May 26)
- Estimated closing & start up costs: \$70,000 approx (JP investment)
- Estimated loan term/maturity date: 8-12 months (TBD)

PARTICIPATION

- ✓ Loan: \$430,000
- ✓ Interest: 8% annualized
- ✓ Principal and interest paid in full within 5 business days of maturity date (date TBD)
- ✓ Exit strategy for loan is to continue working together or  finance

SECURITY OF THE LOAN:

- Recorded **FIRST** lien position
- Guaranteed by JP Property Buyers LLC via promissory note

PLUS:

- Separate bank account used
- Strong communication & dedicated FB page
- Experienced STR borrower/operator
- 100% track record borrowing private money

- 8 month loan =
\$22,936 interest
- 12 month loan =
\$34,404 interest
(\$2,867 per month)

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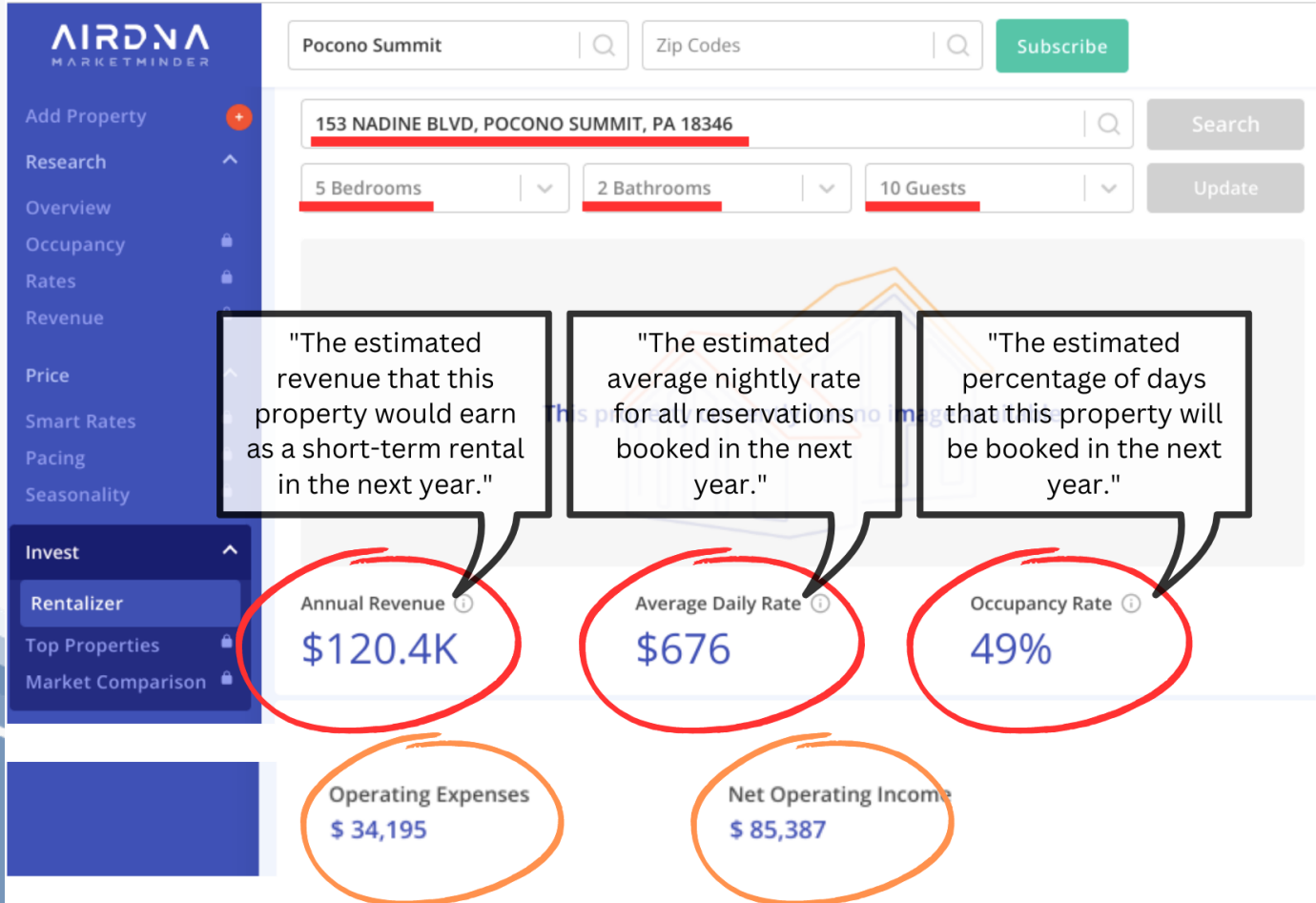
Private & only intended for the receiver

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AIRDNA.com estimations for the upcoming year based on the data from other area, LAKEFRONT, vacation rentals



Neighboring rentals with similar set up and amenities:

- <https://www.vrbo.com/711056?unitId=1258994>
- <https://www.vrbo.com/1015454?noDates=true&unitId=1563402>
- <https://www.vrbo.com/1474582?unitId=2033199>
- (Just a few examples of homes that we can see their nightly rates – others are already fully booked for summer 2023 so rates are not visible)