

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:** \$130,000
- ✓ **Interest:** 10% annualized
- ✓ \$500 monthly good-faith payments (applied to final loan repayment)
- ✓ Principal and interest paid in full within 5 business days of maturity date (date TBD)
- ✓ End of term, continue working together or pay off

SECURITY OF THE LOAN:

- Guaranteed by JP Property Buyers LLC via promissory note

PLUS:

- Strong communication & updates
- Experienced STR borrower/operator
- 100% track record borrowing private money



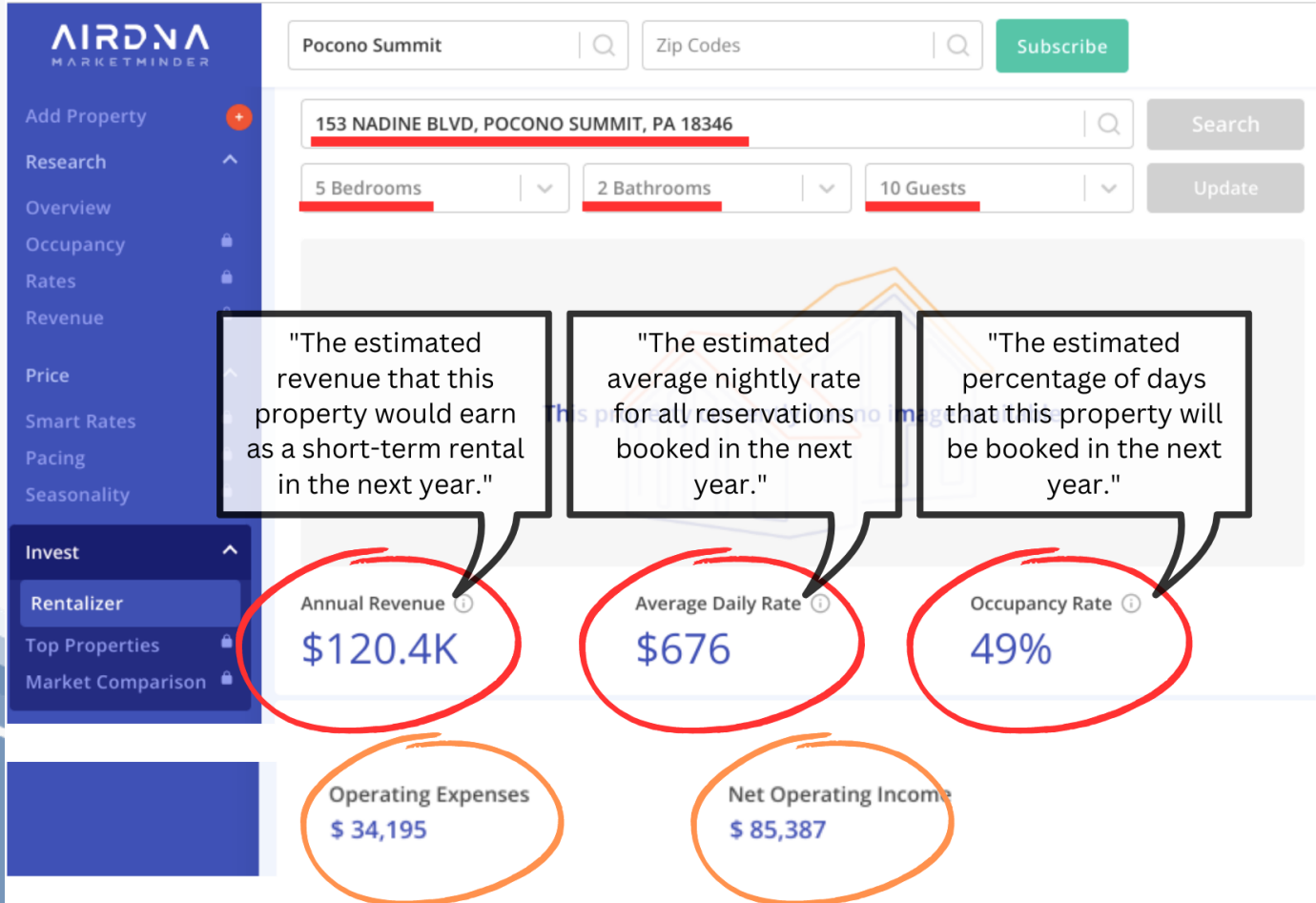
- 8 month loan = \$8,672 interest
- 12 month loan = \$13,000 interest (\$1,084 per month)

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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)