

Private Lending Opportunity in Long Pond, PA Presented By:



JP Property Buyers

PURCHASE → RENOVATE → SELL!

- 2702/176 Cedar Drive, Long Pond, PA
- 3 Bedroom/2 Bathroom Ranch w/ Walk-out Basement
- Highly sought after Emerald Lakes HOA Community

PROPERTY LOAN SUMMARY

- Purchase amount: \$70,000 - CLOSING June 14, 2023
- Estimated cost of repairs: \$80,000
- Estimated hold, carry & admin costs: \$10,000
- After repair value: \$275,000+
- Estimated hold time: 4-5 months.

PARTICIPATION

- ✓ Loan: \$160,000
- ✓ Interest: 12% annualized return
- ✓ Payment/Maturity of loan: Loan paid in full within 5 business days of maturity date/resale close date (date TBD)

SECURITY OF THE LOAN:

- **FIRST LIEN POSITION** - Backed by real estate!
- BPO valued the AS-IS condition at \$130K - purchasing at 50% of it's current market value
- Licensed RE agent on our team will be marketing the property ensuring a swift resale
- JPP will keep you updated every step of the way!

- 4 month loan = \$6,400 interest

- 5 month loan = \$8,000 interest

-Minimum of 4 months interest will be paid

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SUBJECT PROPERTY

- Pre-Foreclosure acquisition / Payoff approval from lender
- Purchasing at 50% of it's market value
- Low inventory/high demand in this area
- Partial renovation; kitchen, 1 bath, floors, lighting, light plumbing & electric, landscaping, partial finished basement

COMPARABLES

Emerald Lakes HOA Community is highly sought after for it's quality of homes, property/grounds & community amenities. The HOA is also rental friendly allowing owners to rent long term or short term (AirBNB).

All comps are also in Emerald Lakes HOA Community, within 1 mile of the subject property.

Subject Property – Cedar Dr

- \$275,000 ARV
- 3 bed/2 bath - 1,750 Sq Feet
- Will be like a brand new house with upgraded, quality renovations

1189 Horizon Drive

- \$309,000 SOLD, March 2023
- 18 days on market
- 3 bed/2 bath - 1,751 Sq Feet
- Updated, move-in condition

177 Island Drive

- \$279,000 SOLD, March 2023
- 3 bed/2 bath - 1,736 Sq Feet
- Outdated but clean, was used as a short term rental (AirBNB)

970 Cricket Lane

- \$275,000 SOLD, May 2023
- 3 bed/2 bath - 1,500 Sq Feet
- Outdated but clean, was used as a short term rental (AirBNB)

We plan to price this home smart when reselling – many homes in the area were subjected to outdated, high list prices & were forced to do price reductions. We will price right it from the start & aim to bring in multiple offers, no price reductions or high days on market.