

PROPERTY LEAD



12 Copeland Pl, Buffalo, New York, 14207



\$ 140,000

PROPERTY FEATURES

- 4 Bedrooms, 2 Bath
- Basement and Laundry Room
- Good Neighborhood
- Low Taxes

Call or Email today!



716.983.7884

Charles.Hypnarowski@gmail.com



PROPERTY SPECIFICATION SHEET

Hypnarowski Real Estate LLC
 178 Lovering Ave, Buffalo, New York
 716-983-7884



PROPERTY INFORMATION



Street Address:	12 Copeland Pl
City, State, Zip:	Buffalo, New York
School District:	Buffalo

SUBJECT PROPERTY DESCRIPTION

Property Style:	Old Style	Condition:	Good
Bed:	4	Septic:	N/A
Bath:	2	Heating Type:	Gas Furnace
Age:	101 (1922)	Well Water:	
Square Foot:	1512	Flood Zone:	
Lot Size:	.	Oil/Propane:	Gas
Basement:	Full	Agricultural Zn:	
#Car Garage:		HOA/Age Rest:	

ESTIMATED AGE OF MECHANICALS

Windows:	10 Years	Furnace:	10 years
Roof:	15+ Years	HWT:	10 years
Electrical:	New	Plumbing:	15 years
Positive aspects:	Good neighborhood, high demand area, low taxes		
Negative aspects:	No yard		

NEIGHBORHOOD ANALYSIS

Location:	Urban	# of Properties for Sale:	
Neighborhood Condition:	Good	Investor/Owner Owned %:	0/100
Demand / Supply:	In Balance	Any New Construction:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, # of Units:

COMPARABLE SALES ANALYSIS

	Address	Dist.	Cond.	BR/BA	Age	Sq. ft.	Lot SF	Gar.	Bsmt	Appraisal Price	Sale price	Sale date	DOM
1	25 Copeland Pl			3/2		1,305		2	Y	203,000		12/03/22	NA
2	1223 Tonawanda St			4/2		1,488					215,000	7/14/23	5
3	82 Mayer Ave			4/2		1,400					180,500	7/14/23	16
4													

Please compare properties to the subject, note if the comparable is superior, inferior, or equal to the subject property.

1	
2	
3	
4	

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Scope Of Work / Closing / Holding Costs

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Street Address:	12 Copeland Pl
City, State, Zip:	Buffalo, New York
School District:	Buffalo

Property Taxes & Fees				
Assessed Value				\$59,000.00
	Rate	Quarterly	Yearly	Monthly
City Tax			\$633.14	\$52.76
Sewer			\$92.68	\$7.72
County Tax			\$310.62	\$25.88
Estimated Property Taxes & Fees (Monthly):				\$86.37

Estimated Closing Costs (at Purchase)					
Sellers			Buyers		
Commission	0.0%	\$0.00	Attorney Fee		\$1000.00
Attorney Fee					\$0.00
Transfer Tax	0.4%	\$	Transfer Tax	0.4%	\$
Fees & Insurances			Escrow		\$
Total:			Fees & Insurances		\$1,275.00
Amount Buyer is to Cover					
Percentage	0.0%	\$0.00	Mortgage Tax		\$900.00
Flat Rate					\$0.00
Total:			Miscellaneous		\$0.00
			Total:		\$3,175.00

Holding / Carry Costs				
	Rate	Quarterly	Yearly	Monthly
Water/Sewer				\$75.00
Utilities				\$150.00
Insurance			\$900	
Lawn Maintenance				
Snow Removal				
Estimated Holding / Carry Costs (Monthly):				\$300.00

Closing Costs (at Sale / after rehab)			
Commission		%	\$
Attorney Fee			\$1000.00
Final Water			\$0.00
Transfer Tax (Erie 9% - Niagara 4%)		0.4%	\$
Fees & Insurances			\$2,000.00
Miscellaneous			\$2,000.00
Total:			\$5,000

DEAL RUN DOWN (Summary of Pricing Strategy, Loan Information, & Profit Margin)

Total Project Cost	
Purchase Price:	\$90,000.00
Assignment Fee (from TI):	\$0.00
Closing Cost (See Closing Cost Sheet):	\$3,175.00
Scope of Work:	\$66,010.00
Loan Price (from Table 2):	\$0.00
Loan Payments (estimated months):	6 \$10,500.00
Holding / Carry Costs (estimated months):	6 \$2,318.22
Home Inspection:	\$0.00
Home Appraisal:	\$0.00
Total Project Cost:	\$172,003.22

Loan Information (Table 2)		
Max Loan Amount (% of ARV):	75%	\$
Actual Loan Amount:		\$140,000.00
Loan Price (Points):		\$0.00
Loan Payment (monthly):		\$1,750.00

Projected Profit	
Probable Appraisal Price	\$205,000.00
Total Project Cost:	\$172,003.22
Closing Cost (See Closing Cost Sheet):	\$5,000.00
Closing Cost (See Closing Cost Sheet):	
PROJECTED PROFIT:	\$27,997.00

Money out of Pocket (Estimated cost of personal/business funds needed)

Actual Amount Borrowed (Actual loan amount minus Loan price (points):	\$140,000.00
Estimated amount needed to complete project (Total project cost minus Actual Amount Borrowed):	\$32,003.22

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Scope Of Work / Closing / Holding Costs

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SCOPE of WORK					
Description		Cost	Description		Cost
1	Interior Painting	\$3,000.00	2	Sand and Refinish Hardwood Flooring	\$1,500.00
3	LVP Flooring	\$1,200.00	4	Bathroom Floor Tile	\$1,350.00
5	Bathroom Shower Tile	\$650.00	6	Kitchen Gut	\$10,500.00
7	Kitchen Appliances	\$4,500.00	8	Bath Gut	\$5,500.00
9	Vanity	\$700.00	10	Framing	\$2,500.00
11	Drywall	\$2,000.00	12	New Interior Doors	\$2,000.00
13	Plumbing	\$2,000.00	14	Electrical and Light Fixtures	\$3,000.00
15	Demo	\$1,500.00	16	Roof	\$12,000.00
17	Gutters	\$350	18	Paint Exterior Trim	\$2,500
19	Replace 2 Windows	\$500	20	Power Wash Exterior	\$150
21			22		
23			24		
25			26		
27			28		
29			30		
31			32		
33			34		
35			36		
37			38		
39			40		
41			42		
43			44		
45			46		
47			48		
49			50		
51			52		
53			54		
55			56		
57			58		
59			60		
61			62		
63			64		
65			66		
TOTAL:					\$57,400.00

Project Management:	0.00%	\$0.00
Contingency:	15.00%	\$8,610.00
GRAND TOTAL:		\$66,010.00

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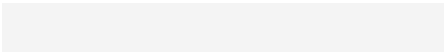


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KITCHEN, LAUNDRY, LIVING ROOMS



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Bedrooms



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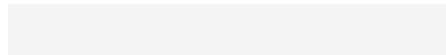
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Exterior



SIDE VIEW

TOP VIEW



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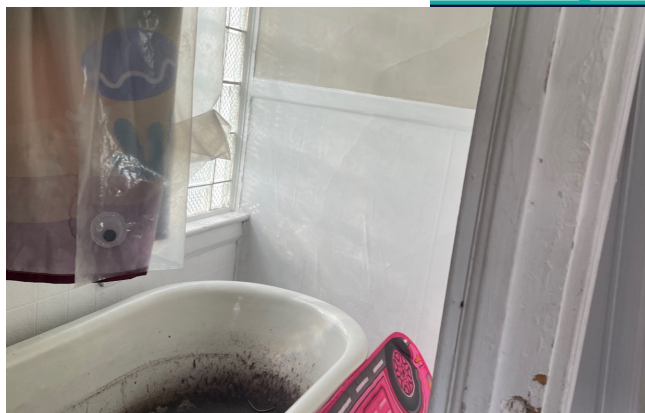


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BATHROOMS



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PRIVATE LENDING



Interest only



15 % Annual Interest Paid Monthly
1 Year

Lien Option for Lenders –If entire purchase price is funded

1st Position

Investment Scenario

Here is what the numbers would look like on a typical investment project , with a 12 month hold (including rehab) with a private Lender return of 15%

Purchase Price	\$90,000
Rehab Cost (including Holding)	\$71,503
Total Investment	\$172,003
ARV Appraisal	\$205,000
Lender Return on Investment	\$21,000

\$21,000 broken down (on investor's loan of \$140,000)

15% of \$140,000 = \$21,000 annual or \$1,750 a month

6 Month Project = \$10,500

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