

PML Opportunity:

Operating Sober Living Facility in Waco Texas

Pearl House Sober Living Facility 906 N 16th St Waco, TX 76707

Amount: \$76,000, Minimum \$25,000

Length of Time: 12 Months

Exit: DSCR Loan (Already arranged, just needs more time to season the cash flow)

ARV: \$475k

Current Equity: \$175k, Hard Money Loan for \$300k

Current Monthly Revenue at 70% capacity: \$5100

Revenue at Full Capacity: \$7100

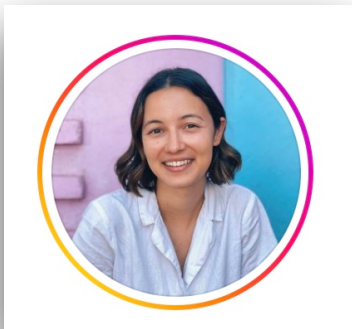
Simple Interest Loan: with monthly payouts of \$760

\$76,000 Balance paid in 12 months or sooner w/ Bank Funding.

Link to pictures and current leases:

https://drive.google.com/drive/folders/1I3OYmjvApttH2Us4S-ePF87_6lCpPwtY

Operator:



Kayley George

W2 : She is a Nutritionist and Registered Dietician Coach

<https://healthyweightlossrd.com/?>

<fbclid=IwAR1vCTrXeMEaIEWMekmR9F9ziBohj5KTlateTO4ytzVqZjFvPS-SxiSiZNM>

<https://www.instagram.com/healthyweightlossrd#>

I've been investing in real estate in Waco nearly 4 years. I've accumulated 18 long-term rental doors and recently diversified into different investing strategies. I run one Airbnb, two mid-term rentals, and now a women's sober-living home. In 2023, I completed 2 flips with a 3rd almost finished. I've also wholesaled 2 properties last year. I've begun self-managing more of my long-term rentals and plan to self-manage them all by the end of next year. I'm in the process of studying for my real estate agent license and look forward to growing my portfolio more here in Waco.

