

# PROPERTY LEAD



2107 Niagara St, Buffalo New York, 14207



**\$ 160,000**

## PROPERTY FEATURES

- Triplex
- 7 Bedrooms, 3 Bathrooms
- Separate furnaces and hot water tanks
- Fully rented

**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:	2107 Niagara St
City, State, Zip:	Buffalo, New York 14207
School District:	Buffalo

SUBJECT PROPERTY DESCRIPTION			
Property Style:	Old Style	Condition:	Good
Bed:	7	Septic:	N/A
Bath:	3	Heating Type:	Gas furnaces
Age:	109 (1915)	Well Water:	
Square Foot:	2796	Flood Zone:	
Lot Size:	.06 acres	Oil/Propane:	Gas
Basement:	Partial	Agricultural Zn:	
#Car Garage:	NA	HOA/Age Rest:	NA

ESTIMATED AGE OF MECHANICALS			
Windows:	Most older	Furnaces:	~15 Years
Roof:	30 Years	HWT:	5 -7 years
Electrical:	Updated	Plumbing:	10 years
Positive aspects:	Fully rented, low taxes		
Negative aspects:	Small driveway, busy street		

## NEIGHBORHOOD ANALYSIS

Location:	Urban	# of Properties for Sale:	9		
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.	Units.	BR/BA	Age	Sq. ft.	Lot SF	Gar.	Bsmt	List Price	Sale price	Sale date	DOM
1	138 Grote	.96	3	8/4		2,872					204,000	9/12/23	81
2	309 Amherst	.76	4	5/4		3,360					195,000	9/21/23	72
3	138 Howell	.89	2	6/12		2,254					225,000	1/04/24	69
4													

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

1	
2	
3	
4	

Call or Email today!



716.983.7884



Charles.Hypnarowski@gmail.com

# Scope Of Work / Closing / Holding Costs

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



## PROPERTY INFORMATION

Street Address:	2107 Niagara St
City, State, Zip:	Buffalo, New York
School District:	Buffalo

Property Taxes & Fees				
Assessed Value				\$54,000.00
Rate	Quarterly	Yearly	Monthly	
City Tax		\$579.48		
County Tax		\$273.60		
Sewer		\$84.82		
User Fee		\$218.81		
Estimated Property Taxes & Fees (Monthly):				\$96.39

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			Mortgage Tax		\$1,350.00
Percentage	0.0%	\$0.00			\$0.00
Flat Rate		\$	Miscellaneous		\$1,000.00
Total:		\$	Total:		\$4,625.00

Holding / Carry Costs				
Rate	Quarterly	Yearly	Monthly	
Water/Sewer			\$100.00	
Utilities				
Insurance		\$1000		
Lawn Maintenance		\$600		
Snow Removal				
Estimated Holding / Carry Costs (Monthly):				\$233.33

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:	\$145,000.00
Assignment Fee (from TI):	\$0.00
Closing Cost (See Closing Cost Sheet):	\$4,000.00
Scope of Work:	\$15,000
Loan Price (from Table 2):	\$0.00
Loan Payments (estimated months):	6 \$2,000.00
Holding / Carry Costs (estimated months):	6 \$1,399.98
Home Inspection:	\$0.00
Home Appraisal:	\$0.00
<b>Total Project Cost:</b>	<b>\$167,399.98</b>

Loan Information (Table 2)		
Max Loan Amount (% of ARV):	78%	\$
Actual Loan Amount:		\$160,000.00
Loan Price (Points):		\$0.00
Loan Payment (monthly):		\$2,000.00

Projected Profit	
<b>Probable Appraisal Price</b>	<b>\$195,000.00</b>
Total Project Cost:	\$167,399.98
Closing Cost (See Closing Cost Sheet):	\$5,000.00
Closing Cost (See Closing Cost Sheet):	\$4,625.00
<b>PROJECTED PROFIT:</b>	<b>\$17,975.02</b>

Money out of Pocket (Estimated cost of personal/business funds needed)	
Actual Amount Borrowed (Actual loan amount minus Loan price (points):	\$160,000.00
Estimated amount needed to complete project (Total project cost minus Actual Amount Borrowed):	\$7,399.98

Call or Email today!

716.983.7884

Charles.Hypnarowski@gmail.com



# Scope Of Work / Closing / Holding Costs

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



SCOPE of WORK					
Description		Cost	Description		Cost
1	Front Roof Repair	\$10,000.00	2	Handrail Repair	\$500.00
3	Exterior Window Repair/Wrapping	\$3,000.00	4	Basement Window	\$500.00
5	Exterior Door Repair	\$1,000.00	6		
7			8		
9			10		
11			12		
13			14		
15			16		
17			18		
19			20		
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		
<b>TOTAL:</b>					\$15,000.00

Project Management:	0.00%	\$0.00
Contingency:	10.00%	\$1,500.00
<b>GRAND TOTAL:</b>		<b>\$16,500.00</b>

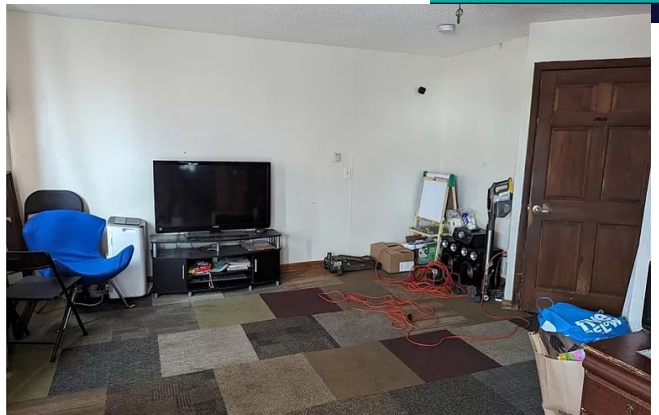
Call or Email today!

716.983.7884

Charles.Hypnarowski@gmail.com



# Unit 1



Call or Email today!



716.983.7884



Charles.Hypnarowski@gmail.com

# Unit 2



Call or Email today!



716.983.7884



Charles.Hypnarowski@gmail.com

# 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	\$145,000
Rehab Cost (including Holding)	\$15,000
Total Investment	\$160,000
ARV Appraisal	\$195,000
<hr/>	
Lender Return on Investment	\$24,000

\$24,000 broken down (on investor's loan of \$160,000)

15% of \$160,000 = \$24,000 annual or \$2,000 a month

**6 Month Project = \$12,000**

Call or Email today!



716.983.7884



Charles.Hypnarowski@gmail.com