



# Investment Opportunity Lincoln AL

**Short Term  
12% APR**

**Address:** Lincoln AL



**Features:**

- 3500 ft<sup>2</sup>, brick
- 5 Bedrooms, 3 1/2 Baths
- 18 x 40 inground pool
- Separate Inlaw suite
- 2 Bedroom, 1 Bath Mobile Home

**After Repair Value: \$140,000**

**Loan To Value: 60%**



**Closing Date Jan 23 / 2013**

**Contract \$75,000**

**Closing Costs \$1,500**

**Repairs \$8,500**

**\$85,000 12% APR**

**3-6 Month Term**

**Minimum 3 Months Interest**

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**[www.TBarkLLC.com](http://www.TBarkLLC.com)**

**855-822-7500 Ext 2**

The original home was a 3/2. Additions have been put on most sides including a great room with fireplace. All work was completed by commercial contractors. Roof, heat pumps, pool and driveway were installed in 2010. Interior work will be flooring and paint.

The additional 2/1 Mobile Home has front and rear porches, a car port and storage building. Work needs to be completed on the pool house, inlaw restrooms, and inlaw suite siding.

Due to the time constraints from the seller the closing needs to be in January, 2013.

This home is being purchased as a buy and hold. Long term financing will be used to pay initial investment.

\*Long term financing is being offered at 6% for 15 years. Contact us for details.