

Alachua Ln
136 Alachua Ln
Cocoa Beach Fl



BrevardMLS

This property consists of 2 duplex, all 4 units are 2/1
It is located in Cocoa Beach just 1 block from the water
It will require 50k in rehab to bring it back to its Glory

Exclusively Presented By:

Nicholas Viola
Fortune 25 Properties LLC
1818 Auburn Lakes Dr
Rockledge Fl 32955
321-288-7345
Fortune25prop@cfl.rr.com

Quadeplex

Property Street Address:	136 Alachua Ln	<u>Presented By:</u>
Property City, State, Zip:	Cocoa Beach Fl	Nicholas Viola
Bedrooms:	8	Fortune 25 Properties LLC
Baths:	4	321-288-7345
Square Feet:	3300	
Year Built:	1956	Fortune25prop@cfl.rr.com

Property Description: Each unit has one parking space
One building has a one car attached garage

Work Needed: One building will require a new roof due to water damage
Some drywall and insulation due to water damage
All 4 units will need bathroom and kitchen upgrades

<u>PURCHASE/REHAB ASSUMPTIONS</u>			<u>PROJECTED RESULTS</u>	
		% of ARV	Projected Resale Price	280,000.00
After-Repair Value (ARV)	300,000.00		Projected Cost of Sale	14,000.00
Purchase Price	135,000.00	45%	Flip Profit (after lender split)	39,070.00
Rehab Cost	50,000.00	17%	ROI	507%
Total Holding and Closing Costs	8,175.00	3%	Annualized ROI	1216%
Total Financing Costs	7,708.33	3%		
Total Project Cost Basis	200,883.33	67%	<u>Timeline Assumptions:</u>	
Total Amount Financed	193,175.00		Time to Complete Rehab:	2 Months
Total Cash Committed	7,708.33		Time to Complete Sale:	3 Months
			Total Time:	5 Months



Opportunity to Earn a 12%+ 30% on backend

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<u>PURCHASE/LOAN ASSUMPTIONS</u>		% of ARV	<u>Timeline Assumptions:</u>	
After-Repair Value (ARV)	\$300,000.00			
Purchase Price	\$135,000.00	45%	Time to Complete Rehab:	2 Months
Rehab Cost	\$50,000.00	17%	Time to Complete Sale:	3 Months
Closing/Holding Costs	\$8,175.00	3%	Total Time:	5 Months
Total Funds Needed:	\$193,175.00	64%		
Points/Interest (Deferred)	\$0.00	0%		
Total Loan Amount	\$193,175.00	64%		
Interest Rate Offered to Lender:		10.0%	Profit Split to Lender:	40%

Project Description: This is a Solid investment with a great return

Other Notes: The property will need a new roof on one building due to water damage. There is some drywall damage and insulation that needs to be replaced. Bathrooms and kitchens all need to be updated.

<u>PROJECTED FINANCIAL RESULTS FOR LENDER:</u>	
Total Interest Income	\$7,708
Points, Fees	\$0
Profit Split	\$26,047
Total Income to Lender	\$33,755
Cash-on-Cash Return (annualized)	41.94%
Internal Rate of Return (annualized)	48.39%

