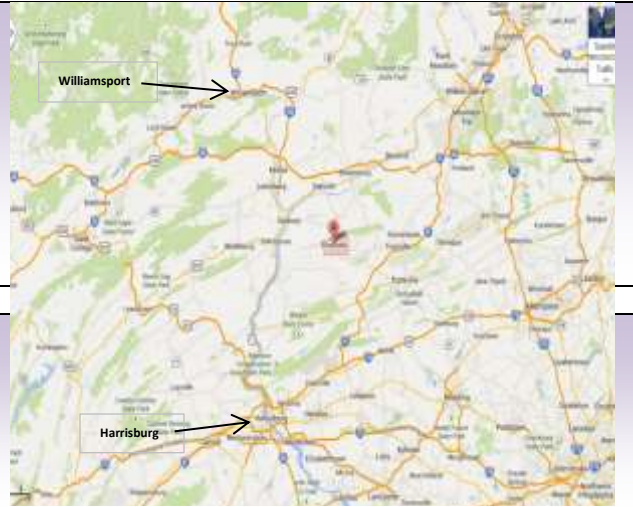




CRAZY ANGELS HOUSING, LLC

**718 – 719 THARP STREET,
COAL TOWNSHIP PA 17866**



Crazy Angels Housing, LLC is a company that thinks and operates differently than most. We are a company that tries to help people buy and sell homes in the most ethical manner possible. We buy properties that are distressed and in need of repair, renovate them, and either put renters in them or sell them as fully-remodeled homes to deserving families all over the country.

PROFIT SNAPSHOT

Option 1 Purchase Price	Already owned
Repairs	\$25,000.00
Total Investment	\$25,000.00
Cash Flow Income Annual ROI	10.00%
Refinance Buyout Annual ROI	10.00%
Total Profit After Buyout in 8 Months	\$3,750.00
ROI At Refinance Buyout	15.00%
Total Annual ROI After Refinance Buyout*	22.50%

Projected numbers are based on estimates and evaluations made by the drafter of this document. You should consult your own professionals for advice regarding the projections. You understand that the drafter is not making any professional recommendations whether accounting, legal, real estate, or otherwise.

* Based on the project taking 8 months and starting another project at the same interest rate and time frame

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DISCLOSURE

This is not an offering, but is merely a business plan which can be used to help an investor evaluate the benefits and risks of this proposed real estate investment.

Material contained in this document is confidential, and furnished solely for the purpose of considering investment in the property described therein, and is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Purple Pliers, Inc.

The information in this package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation.

The information contained in this business plan has been obtained from sources believed to be reliable; however, Purple Pliers, Inc. has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any estimates or rates of return or assumptions are for example only and do not necessarily represent the current or future performance of the property.

Purple Pliers, Inc. reserves the right to withdraw, modify, or cancel this investment if it does not generate enough interest in the property to complete its purchase.

EXECUTIVE SUMMARY

This property is located at 817-819 Tharp Street in a nice neighborhood of Coal Township, PA. Coal Township is just outside of Shamokin, PA. The property is near the Shamokin Community Hospital which was recently purchased by one of the biggest hospitals in Pennsylvania, Geisinger Health System. The home is already owned outright by Crazy Angels Housing, LLC under two separate deeds. There are 2 units with 2 bedrooms and 1 bathroom on each side. The home was built in 1920 and has 1524 (762 per side) square feet of living space.

The property needs extensive repairs in order to make it ready to put renters into the homes. The original rehab estimate is \$25,000. The 817 side needs a total renovation including drywall, flooring, kitchen cabinets, bathroom remodel, electrical, plumbing, heating, and replacement doors. The 819 side needs renovations of electrical, plumbing, heating, flooring, bathroom cleanup, kitchen cabinet refinishing, and replacement doors. The ARV (After Repair Value) of this home is \$46,000 to \$50,000 based on an appraisal on getting the units refinanced separately.

Crazy Angels Housing is proposing two options to invest. Option 1: An investor loans the \$25,000 for the renovation and we will pay the investor an overall 15% ROI on their money by the time we complete rehab and buyout refinancing of the property with a local bank. The rehab is expected to take 2 months. The Local bank would like to see seasoning on the property showing rental income for at least 6 months. The monthly rent is \$800.00 for both units combined. The investor will receive their 10% return before any other disbursements are made. The investor will be paid a lump sum payment of 10% upon refinance buyout. The money will be secured by a first lien holder position on the property. Since we paid cash for the properties, there are no liens currently on them. We estimate this will take 8 to 12 months. Option 2: We wholesale the property for \$15,000 (includes wholesale and management fee) and manage the project for the investor which includes making sure the work is done and setting up property management for the buyer. There is local property management available as well as a local bank willing to refinance the property after six months of seasoning. With this option the investor is gaining \$6,000 to \$10,000 in equity after spending the \$25,000 for renovations with a gross monthly rental on the two units of \$800 per month and an overall cap rate of 17.1% on the net rental income.

RENT OF COMPARABLE PROPERTIES

From Rentometer.com

Your rent seems to be a good deal!

Unless your apartment is in poor condition or has fewer amenities than most.

Your results are based on:

- 62 2-bedroom rentals
- ...in a 15.12 mile radius.
- Median rent: \$525
- Average rent: \$648
- 20th / 80th percentile: \$450 / \$700
- 10th / 90th percentile: **\$400** / \$850

PROFIT BREAKDOWN

Option 1 Purchase Price	Already owned
Repairs	\$25,000.00
Total Investment	\$25,000.00
Cash Flow Income Annual ROI	10.00%
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Option 2 Wholesale Purchase Price ¹	\$ 15,000.00
Repairs	\$ 25,000.00
Total Investment	\$ 40,000.00
Monthly rent	\$ 800.00
Gross yearly rent	\$ 9,600.00
Yearly taxes (approximately)	\$ 600.00
Yearly insurance ²	\$ 720.00
Yearly property management fee	\$ 960.00
5% Vacancy	\$ 480.00
Net yearly rent	\$ 6,840.00
Cap rate	17.10%

Projected numbers are based on estimates and evaluations made by the drafter of this document. You should consult your own professionals for advice regarding the projections. You understand that the drafter is not making any professional recommendations whether accounting, legal, real estate, or otherwise.

¹ This price includes wholesale fee and rehab management fee.

² Estimated insurance based on vacant insurance being \$61 per month.

DESCRIPTION OF WORK

Jesse L. Zerbe Jr.

Phone: (570) 274-1959

JOB ESTIMATE

Phone: (570)556-9821 Date: 3 / 29 / 13

Job Name / Location: Crazy Angel Housing, LLC

388 Route 204, Selinsgrove, PA 17870

JOB DESCRIPTION:

This bid is for the complete remodel of interior on 817 Tharp Street to include updated electrical, plumbing drywall of interior, new kitchen, new bathroom, addition of a laundry room and bringing the house up to code. Remodel of interior on 819 Tharp Street is to include new kitchen, addition of a laundry room, updated electrical, plumbing, bathroom and bringing the house up to code.

In addition, to include new roof and siding for both of the properties and the removal of all demolition debris from property.

Materials: \$17,358.02 Tax Included

Labor: \$ 7,500.00

Total: \$24,858.02

This estimate is for completing the job described above.

Estimated Job Cost: \$24,858.02

It is solely based on our evaluation and does not include material price increases or additional labor and or materials that may be needed should unforeseen problems or adverse weather develop following the start of the job.

Estimated by: Jesse L. Zerbe Jr.

PROPERTY PICTURES



FRONT OF HOUSE



819 LIVING ROOM



817 LIVING ROOM



819 KITCHEN



817 KITCHEN



819 BATHROOM

**IF YOU ARE INTERESTED IN MORE INFORMATION, PLEASE CONTACT
CHRIS OR NICOLE AT:
CRAZY ANGELS HOUSING, LLC
(570)556-9821
CHRIS@CRAZYANGELSHOUSING.COM**