

**\$58000 to Acquire, Projected Sale at \$115K-125K. Great Profits!**

**Rehab for \$37K+ Profit or Cash Out with Cash Flow!**

**See Below for More Pictures**

Atlas Real Estate Direct, Inc.

Purchase Price	<b>\$58,000</b>		
Rehab Costs	<b>\$25,000</b>		
Closing Costs	<b>\$0</b>		Investment Time Frame: 4-6 months
Hard Money Cost	\$0		Submitted By: Jake Quach
Option/ Assignment Fee*	\$0		
Total Costs	<b>\$83,000</b>		To see other available properties, please visit:
After Rehab Value (est.)*	<b>\$120,000</b>	<b>(\$115K-125K)</b>	<a href="http://www.Atlasgci.com">www.Atlasgci.com</a>
Total Cost Amount	\$83,000		
Loan Costs			
<b>Projected Equity/Profit:*</b>	<b>\$37,000</b>		<b>*Sell with use of Atlas's Financing System could yield \$68K+</b>

**Information contained above is deemed reliable but is not guaranteed. Buyer is responsible for their own due diligence.**



Property: 5413 Ontario Street

Beds/Baths: 3/1 City: Sacramento Zip: 95820  
 Sq. Ft.: 1,200 State: CA Yr Built: 1957



**\*\*\* NET ROI may be negatively impacted by insured or uninsured loss, vacancy, maintenance costs, and other factors.**



# Investment Property

## General Marketing Comment on Deal



**PROPERTY DESCRIPTION:** This property is currently a 3bed/1bath house with a 2-car garage in the south sacramento area on a quiet street in a residential neighborhood. The Property has a very simple layout and would be great for a small family or couple. It has a nice small yard in the back that will bigger once we eliminate the unattractive addition that needs to be torn down so it can open up the back yard and bring in a lot of light. We will be replacing the kitchen with granite counter top and new tile and carpet throughout the house. We will try to save as much of the current hardwood floors as we can and repaint the property inside and out. To dress up the property, we will water the lawn and do some minor landscaping to bring out the charm of this home. We will periodically update you with clips on YouTube so you can see the transformation of the extreme makeover on this property!

After Repaired Value:	\$120,000
Loan 80% LTV	\$96,000
Purchase Price	-\$58,000
Rehab Costs	-\$25,000
Closing Costs	-\$3,600
Hard Money Cost	
Loan Costs	
Total Cost	-\$86,600
Loan Amount	\$96,000
Down Payment	\$24,000
Cash Out	\$9,400

Deposit/Down Payment from Tenant/Buyer:		\$5,000
Tenant/Buyer Monthly Payment:		\$950
Monthly Payment on Loan:		-\$639
<b>Monthly Cash Flow:</b>		<b>\$311</b>

Seller Financing price:	\$134,400
Existing Loan:	-\$96,000
Tenant/Buyer Deposit:	-\$5,000
<b>Back end Profit:</b>	<b>\$33,400</b>

**Total Profits with Seller Financing/Lease Option: \$46,532**

**EXIT STRATEGIES** 1. After the property is completely rehabbed, we can sell it for a quick profit of approximately \$37,000. 2. Sell to a credit partner, and refinance to cash out existing purchase money and rehab costs we would be able to sell the property on a lease option for \$134,400 and get a \$5K down plus a \$311/month cash flow. This strategy of selling on a lease option/seller financing will maximize our profit and attract a wide range of potential tenant/buyer. In addition to the upfront profit of \$9,400, we will get a cash flow of \$311/month and a great back end spread of \$33,400. This is a great money maker! If you would like to participate in this deal or other deals that Atlas is involved in, please visit our website at [www.atlasgci.com](http://www.atlasgci.com) call us to find out more about our investment strategies that will help you maximize your return. Our properties go fast so if this property is no longer available please sign up and leave us your contact information so we can update you when we get our next property under contract.

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