



Serenity Cash Home Buyers

Wholesale Investment Package

Presented by: Angelia Kinston

July 2016



2517 Hughes Road Adelphi, MD

Asking PRICE: Starting at \$207,000+closing
Will take highest and best

844-606-6400

PROPERTYDETAILS

LOCATION: 2517 Hughes Road is located in Adelphi Maryland within the Buck Lodge Subdivision. Adelphi is in Prince Georges County and its neighbors are Hyattsville and College Park, Maryland. Adelphi is approximately 9 miles from Washington D.C. Because of its close proximity to Washington D.C., Adelphi remains very close to many cultural amenities like museums and historic monument sites. An abundance of public transportation options and major roadways making commuting or venturing into the city a breeze. Also home to great schools such as Cherokee Lane Elementary School and Buck Lodge Middle School among others.

PROPERTY DESCRIPTION: 2517 Hughes Road Court is a 5 bedroom / 2 bath, well maintained brick single family home and resides in the Buck Lodge community. This will be a quick flip as it needs little work. The kitchen and bathrooms were renovated in 2012 . It is a 925 square foot composite shingle roof home. No HOA! The home sits on a 6,684 sq ft lot and was built in 1956. The interior of the home is two stories.

COMPS:

Address	Bedrooms	Baths	Sq.Ft.	Listed Price	Sold Price	
2609 Hughes Road	5	2	950	\$299,000	\$297k	
2709 Hughes Road	5	2	1,456	\$299,000	\$Contr act	
8304 15 th Avenue	5	2	910	\$351,000	\$332k	

PROPERTY INSTRUCTIONS: There will be a showing on TBD from 5:30 – 6pm. EMD Req'd: \$2,500 (Capitol Settlements, LLC)

THE ESTIMATED NUMBERS

As always, please exercise your due diligence and complete your own financial analysis

2517 Hughes Road – Financial/Investor Breakdown

Purchase, Closing/Carrying Costs, & Rehab Costs:

☐ Purchase Price: \$207,000+ closing

Rehab

☐ (+) Purchase Closing Costs (3%): \$6,210

☐ (+) Carrying Costs: \$2,400 (est.)

☐ (+) Rehab Cost: \$ 30,000

☐ (=) Total Funded \$245,610 @ 3 months

Investment & Profit

☐ Gross After-Rehab Value (ARV) = \$305,000

☐ Closing and Commissions (7%) = \$ 21,350

☐ NET ARV = \$283,650

☐ NET Profit = \$38,040

☐ Profit = \$38,040 (15.47% ROI / 62.74% Annualized) Based on no loans or leverage

THE PHOTOS



The Kitchen



The Kitchen



The Living Room



The Living Room



The Basement



The Bathroom



The Utility Room



The Utility Room



Outside Rear



Outside Front