

- Great rental home
- 2,250 square feet
- 4 bed, 2 bath
- Pool
- Comes with vacant adjacent lot
- \$30k down of total cost to close



Purchase Price: \$145,000

ARV: \$196,000**

Perfect rental home located in Orlando. Property sits on a ¼ acre lot and includes the vacant lot next door. Located in a great neighborhood attractive to renters, close to I-4, new 414 exchange and downtown.

Rental Estimate: \$1,400-\$1,800

Repairs: \$17,500

Once property has been brought up to FHA spec, investor may qualify to refinance to a perm loan starting at 3.9% full doc, 5.9% limited doc, 9.9% no doc.

*The down payment is based on 15% down on the total acquisition cost. Acquisition cost includes purchase price, repair credit line and closing costs. Stated down payment is based on "best guess estimate". The exact down payment cannot be determined until loan qualifying, processing, and title insurance is completed. Rates and terms are subject to change without notice and may be subject to pricing add-ons related to property type, borrower qualifying and other variables.

**Disclaimer: ARV (after repaired value) is based on comparable sales in the immediate area of subject property. The comparable sale information is provided by third party databases and has not been independently verified. The financial information provided in this flyer are estimates. Potential buyers are advised to verify all information independently. BridgeWell Capital and HomeDeal Realty are affiliated entities and they, including their affiliates make no warranty expressed or implied of the accuracy of the information contained in this flyer.

- Perfect rental home
- 1,284 square feet
- 3 bed, 2 bath
- Pre-Approved with 100% investor financing*
- \$36k down total cost to close



Purchase Price: \$176,000

ARV: \$220,000**

This property comes as an Investor Financing Package. Perfect rental home located in Orlando. Property is located in the well-established South Conway neighborhood- perfect location! 3 bed, 2 bath family home on large corner lot with privacy fenced rear yard including storage buildings.

Rental Estimate: \$1,600

Repairs: \$18,000

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