

4 bedrooms, 2 3/4 bathrooms
MLS Number: 4706175

Purchase Price: \$179,000.00
Purchase Closing Costs: \$12,845.00
Estimated Repair Costs: \$20,000.00

Total Cost of Project: **\$211,845.00**
Projected After Repair Value: **\$300,000.00**



This Diamond needs a little polish but with some work and sweat equity this will be a fantastic property! Located in the foothills of Mount Cardigan this property offers views of the surrounding hills , love to hike then you are in the right place just moments from Mount Cardigan and all the hiking trails you like. Newfound lake is just 15min away with Wellington state park for town residents to access the pristine waters . The property offers and open concept on the main floor grand stone fireplace is the focal point of the living area . the second floor offers a full master suite with views of the hills . The lower walk out level was used as an apartment in the past and could be again , offering a family room with stone fireplace, several other rooms and a second kitchen . the location is private, the 42x24 garage has high doors and is set up as a great workshop for those who like to tinker on cars etc. .. if you are looking for a property offering all this has then this is the one for you . . bring your ideas and get started this Summer NEW 4 bedroom septic being installed prior to closing

Profit & Projections

Total Projected Pre-Tax Profit:	\$64,472.43
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Total Personal Cash Invested:	\$46,267.57
Holding Costs Per Month:	\$1,385.99
Return on Investment (ROI):	139.35%
ROI (Annualized):	847.69%

Profit if held for...

45 Days	\$65,143.07
90 Days	\$63,131.15
270 Days	\$55,083.45

Property Information

Loan Amount:	\$168,260.00
Cash From Borrower At Closing:	\$43,585.00
Loan Interest Rate:	4.7%

Sales Price after Fix Up (ARV):	\$300,000.00
Real Estate Agent Fees:	\$21,000.00
Other closing costs:	
Total days held:	60.0 days

Monthly Expenses

Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.

Mortgage Payment: \$872.66	Electricity: \$150.00	Gas:	Water/Sewage:	Garbage:	HOA Fees:
Insurance: \$80.00	Property Taxes: \$283.33	Other:			

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House Size (sq. ft)	3812
Lot Size (sq. ft)	5
Year Built	1973
Property Type	Single Family
Pool	No
Heating	No
Cooling	0
Fireplace	No
Garage	1

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