

Liquidation Sale

1. Purchase 6 total lots and hold note on 119 S West Street- buyback lease of 1yr to 18 months total cost to CRA \$760k. After buyback total cost is \$360k for 6 lots
2. Purchase 39 S College Ave for \$336k as is appraised value
3. Purchase the entire portfolio for one total price \$1,096,000.00 OBO– Allowing 119 S west Home buy back.

Reason for Urgency

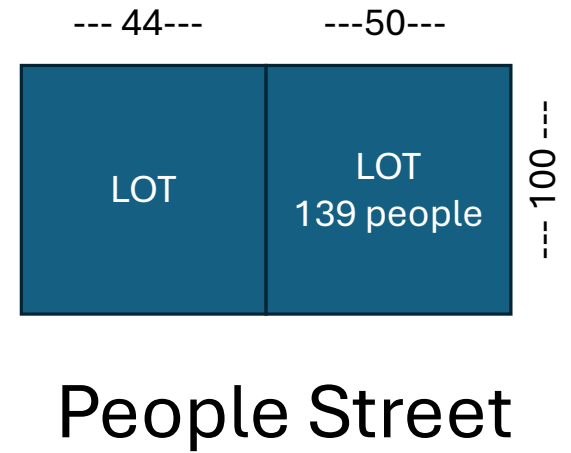
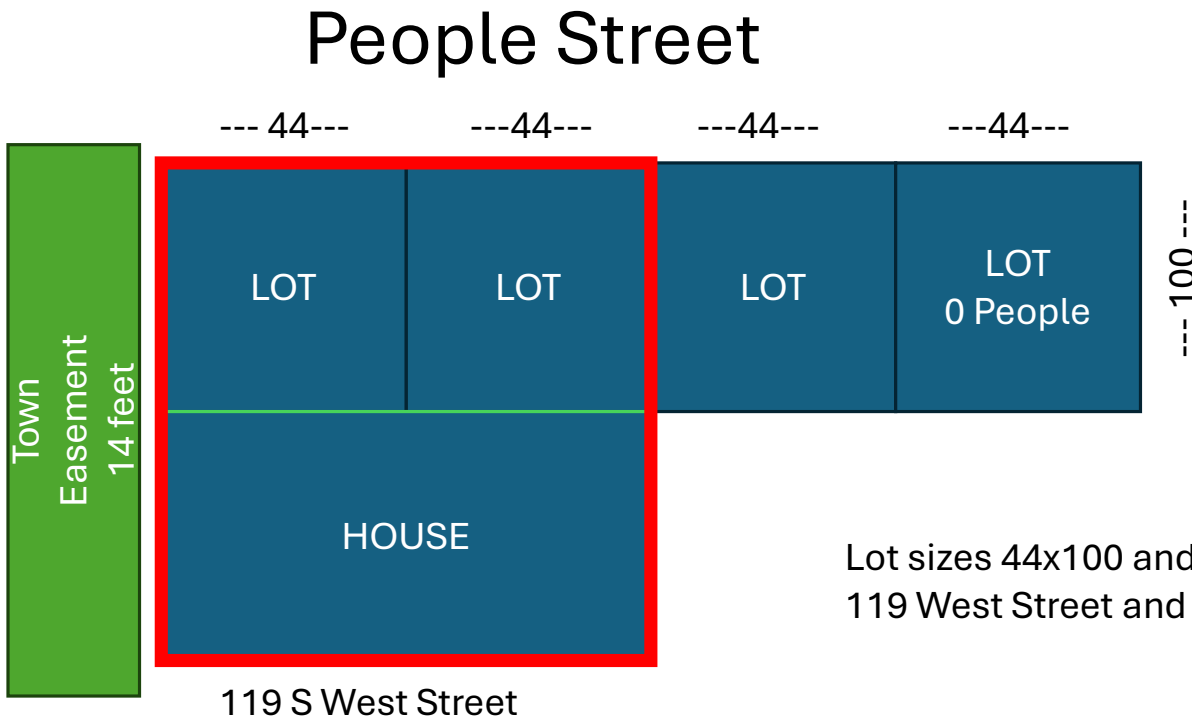
Owner needs to liquidate property for personal reasons

Owner has payoff demand due on the 7th of Feb. 2025

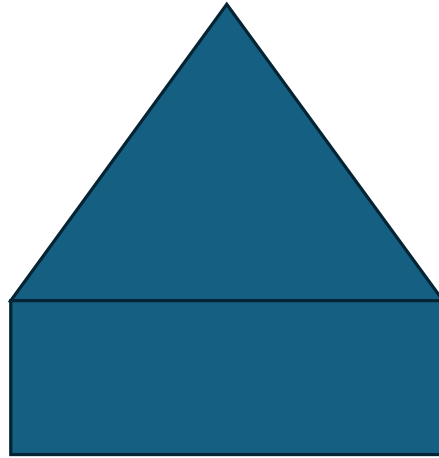
Benefits

- Develop vacate land that has been an eyesore on the community for a long time
- Opportunity to control the development
- All the lots close together which will lower cost to build vs lots split up in different areas
- Help a local citizen become homeowners
- New homeownership creates new tax revenue for the town
- Create stabilization by creating new homeownership





Lot sizes 44x100 and 50x100
 119 West Street and 1yr- 18-month lease back option



39 S College Ave
Current as is appraised value
336k

Quick Math (**SAMPLE**)

$$\begin{array}{r} \underline{75\text{k}} \\ \text{Lot Acquisition} \end{array} + \begin{array}{r} \underline{150\text{k}} \\ \text{Cost to Build} \end{array} = \begin{array}{r} \underline{335} \text{ Sales Price} \\ \underline{225} \\ \text{Total Estimated Cost to build} \end{array}$$

$$\begin{array}{r} \underline{110\text{k}} \\ \text{Potential Profit per Unit} \end{array}$$

$$\begin{array}{r} \underline{110\text{k}} \\ \text{Potential Profit per Unit} \end{array} \times \begin{array}{r} \underline{4 \text{ or } 6} \\ \text{\# of Potential Unit} \end{array} = \begin{array}{r} \underline{440\text{k or } 660\text{k}} \\ \text{Potential Profit} \end{array}$$

Quick Math

Fill in your own numbers

$$\begin{array}{ccccccc} & & & & & & \text{Sales Price} \\ & & & & & & \text{-----} \\ \text{-----} & & & & & & \text{-----} \\ \text{Lot Acquisition} & + & \text{Cost to Build} & = & \text{Total Estimated Cost to build} \end{array}$$

Potential Profit per Unit

$$\begin{array}{ccccccc} \text{-----} & & & & & & \text{-----} \\ \text{Potential Profit per Unit} & \times & \text{\# of Potential Unit} & = & \text{Potential Profit} \end{array}$$