

# The Merritt Company

## Investment Opportunity Overview

### *Property Information*

Property Address:  
Property Type:  
Bedrooms / Bathrooms:  
Square Footage:  
Year Built:  
Lot Size:

### *Deal Numbers*

Financial Summary  
Estimated ARV:  
Purchase Price:  
Estimated Repairs:  
Estimated Closing Costs:  
Total Investment:  
Projected Profit:

### *Property Notes*

Include property condition, renovation scope, neighborhood information, comparable sales, and any other relevant investment details.

### *Investment Disclosure*

The Merritt Company operates as a real estate investment company and is not acting as a licensed real estate brokerage. All investors are responsible for conducting their own independent due diligence before entering into any real estate transaction.