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(551) 388-2868

## VALUE INFO

610 crescent dr. bound brook, nj

Zillow	\$ 332,000.00
Realtor	\$ 351,920.00
As-Is	\$ 292,200.00
Comparables	\$ 259,125.00
Novations	\$ 262,980.00
Rental	\$ 2,676.00

## PROPERTY COMPARABLES

ADDRESS	LAST SOLD VALUE	LAST SOLD DATE
<a href="#">614 Thomas Pl, Bound Brook</a>	\$ 284,000.00	Jul, 12th 2022
<a href="#">327 Longwood Ave, Bound Brook</a>	\$ 210,000.00	Jan, 3rd 2023
<a href="#">536 Longwood Ave, Bound Brook</a>	\$ 325,000.00	Oct, 20th 2022
<a href="#">611 Thompson Ave, Bound Brook</a>	\$ 217,500.00	Nov, 29th 2021
<a href="#">610 Thomas Pl, Bound Brook</a>	\$ 295,000.00	Jun, 1st 2023

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## OFFER SUGGESTIONS

After Repair Value \$ 390,588.24

Renovations \$ 23,200.00

Wholesaler Fee \$ 23,435.29

**Max Allowed Offer \$ 246,305.88**

**AR/LTV 70.00 %**

## PROFIT

Wholesale Fee \$ 23,435.29

Rehab Profits \$ 85,119

Novations \$ 7,889

Cashout \$ 42,965

Cashflow \$ 1022 / mo

DSCR 1.62

**WHOLESALE ROI 87.67 %**

**REHABER ROI 31 %**

## HARD MONEY

HM Downpayment \$ 45,355.00

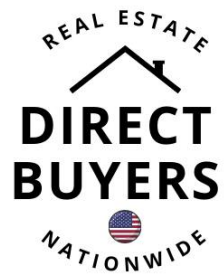
Max HM Loan Amount \$ 181,421.00

HM Payment \$ 1,510.00 / m

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IMAGES

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## DISCLOSURES

*When it comes to determining the potential offer price for a property, it is crucial to consider various factors such as market conditions, property condition, location, comparable sales, and seller motivation. As a result, determining an accurate offer price can be a complex process that requires thorough analysis and expertise. At Wholesale Discord, we strive to provide you with valuable leads and support your business growth. However, we want to emphasize that we are not responsible for setting or guaranteeing the offer price for any property. Our role is to facilitate lead generation and provide you with the necessary information to make informed decisions.*

**Offer Suggestions:** *While we cannot provide a specific offer price, we can offer general suggestions and guidelines to assist you in formulating your offers. These suggestions are based on our industry knowledge and experience, but it is important to exercise your own due diligence and consult with appropriate professionals, such as appraisers or real estate agents, to validate and refine your offer price. Some offer suggestion considerations may include:*

- *Conducting your own comparative market analysis (CMA) to evaluate recent sales of similar properties in the area.*
- *Assessing the property's condition, potential repairs or renovations required, and estimating associated costs.. Additionally considering the seller's motivation, timeframe, and any unique circumstances that may impact their willingness to negotiate.*

*Please note that any decision to make an offer, accept an offer, or engage in any transaction with a motivated seller is solely your responsibility. Wholesale Discord assumes no liability for the outcomes or financial implications resulting from such transactions.*

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