



USA Real Estate Pros, LLC

USA Real Estate Pros, LLC began as a Real Estate investment company in 2007 and was re-established in 2016 in the State of Delaware. We offer professional real estate consulting to help clients make solid real estate investments.

Our business approach is centered on building a trusted relationship with each of our customers as we take our time to understand their needs. Each situation is different so we create a unique plan of action to help every client achieve their real estate goals.

FEATURED PROPERTY #2212020
Location: The Community of Dunleith



USA Real Estate Pros Featured Property #2212020

Property description: This 3-bedroom, 1-bath ranch style home with fireplace sits on a large corner lot in the historic Dunleith neighborhood. The property includes off street parking, a one-car garage, and brick shed that can be customized for multiple uses.

This home has great potential to reach the neighborhood's maximum after repair value of \$175,000.

Projected Investor Costs and Returns

Estimated Rehab Costs -	\$ 37,500
*Liens -	\$ 60,000
Taxes \$ 5,250	
Water \$54,750	
USAREP Assignment Fee -	\$ 5,000
Closing Costs -	<u>\$ 5,000</u>
Total Investment -	\$107,500
Suggested Sales Price -	\$169,000

Projected investor profit at suggested sales price - \$ 61,500!

*Total liens at last update.

Comparable Homes for Sale in the Neighborhood

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Dunleith, Wilmington, DE



Price

Property Type

Beds

Baths

Listing Status



House for Sale
\$149,999



3 bed 1 bath 1,000 sqft 6,098 sqft lot
424 Anderson Dr,
Wilmington, DE 19801

Email Agent



House for Sale
\$165,000



3 bed 1 bath 1,085 sqft 6,098 sqft lot
428 Morehouse Dr,
Wilmington, DE 19801

Email Agent

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Advertisement



House for Sale
\$186,000



3 bed 2 bath 1,260 sqft 5,663 sqft lot
418 Carver Dr,
Wilmington, DE 19801

Email Agent

Presidents' Day Sale



HP DeskJet 2655 All-in-One Printer

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Suggested Investment Strategies

There are many investment strategies that USA Real Estate Pros can help our clients with.

The following two high-level strategies are suggested for this property:

#1 – Quick Flip

Rehab, list, and sell for \$169,000 earning \$61,500 at the time of sale.

#2 – Hold Property

Rent for \$1,400/month earning monthly passive income, then sell for additional profit, earning \$65,100 or more at the time of sale.

This home is under contract with USA Real Estate Pros, LLC and will move quickly. To be considered for this investment, contact USA Real Estate Pros at USARealEstatePros.com and reference featured property #2212020.