

# Gryphon Real Estate Portfolio

## Summary:



Resale Properties in the Pipeline:.....12	Long Term Hold Properties in the Pipeline:.....4
Resale Properties Under Contract:.....2	Long Term Hold Properties Under Contract:.....0
Resale Properties in Progress:.....1	Long Term Hold Properties Purchased:..... 1
Resale Properties Fully Sold:..... 21	Long Term Properties Fully Sold:..... 0

Average Purchase Price of Property:.....	\$165k
Average Size of Purchased Property:.....	1350 SqFt
Average Rehab Price of Property:.....	\$45k
Average Days Held:.....	95 Days
Average Resale Price of Property:.....	\$275k
Effective Lead Count:.....	1.35 Properties
Average Force Appreciation Rate .....	6%

# 10502 95<sup>th</sup> St SW, Tacoma 98498

NWMLS: Procurement 860617, Resale 1105434

Purchased September 2<sup>nd</sup> 2016, Sold June 16<sup>th</sup> 2017

**Description:** Bank owned property in the heart of Lakewood that was purchased, revamped, and made spectacular. Little could be done to trump Gryphons first of many flips to come, as the location and quality cannot be beat. A stone throw from Pierce College Fort Steilacoom, any and all would love to live in this beautiful house.

**Before and After**



**Location**



## **Scope of Work**

- Light cosmetic remodel
- New kitchen
- New appliances, flooring, windows
- Bathroom renovation
- Updated shower fixtures, new shower tile
- Updated HVAC system & hot water tank

## **Project Schedule**

Construction process: 278 days

Period of time listed: 8 days

Total holding period: 287 days

## **Investment Results**

Competing Offers: \$180,000

Purchase Price: \$195,000

Rehab Price: \$28,000

**Total Investment Costs: \$223,000**

# 2109 187<sup>th</sup> St Ct E, Spanaway 98387

NWMLS: Procurement 949004, Resale 1092113

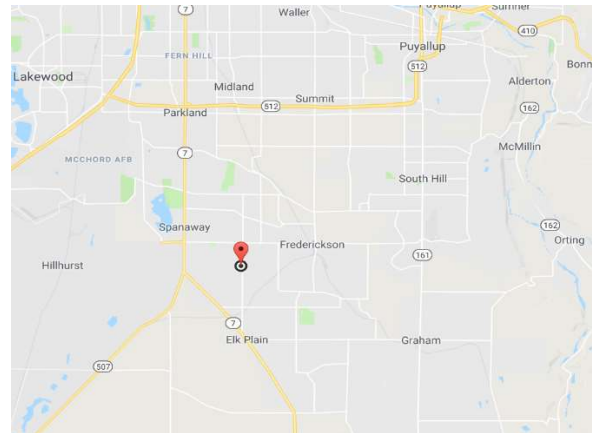
Purchased February 14<sup>th</sup> 2017, Sold May 30<sup>th</sup> 2017

**Description:** Heart of Spanaway home just minutes off of Highway 7 is highly desirable for numerous reasons. This house is perfect for any up-and-coming or a quiet-and-settled down family as the location is key for all.

**Before and After**



**Location**



## **Scope of Work**

- Light cosmetic remodel
- New carpet and flooring throughout
- New appliances and windows
- Bathroom renovation
- Updated shower fixtures, new shower tile
- New electrical in kitchen area

## **Project Schedule**

Construction process: 84 days

Period of time listed: 9 days

Total holding period: 195 days

## **Investment Results**

Competing Offers: \$250,000

Purchase Price: \$255,000

Rehab Price: \$34,500

**Total Investment Costs: \$289,000**

# 7311 S M St, Tacoma WA 98408

NWMLS: Procurement 958232, Resale 1157298

Purchased May 30th 2017, Sold August 30<sup>th</sup> 2017

**Description:** Bank owned property in South Tacoma renovated to success. New cabinetry, flooring, paint, and carpet throughout. Minutes off the highway makes this beautiful home fit for any and all!

**Before and After**



**Location**



## Scope of Work

- Junk removal
- Demolition
- New appliances, flooring, windows
- Bathroom and kitchen renovation
- New tile in kitchen and bathroom
- New exterior paint

## Project Schedule

Construction process: 82 days

Period of time listed: 10 days

Total holding period: 92 days

## Investment Results

Competing Offers: \$125,000

Purchase Price: \$135,000

Rehab Price: \$42,750

**Total Investment Costs: \$177,750**

# 8918 Rose Road, Tacoma WA 98408

NWMLS: Procurement 1134882, Resale 1199795

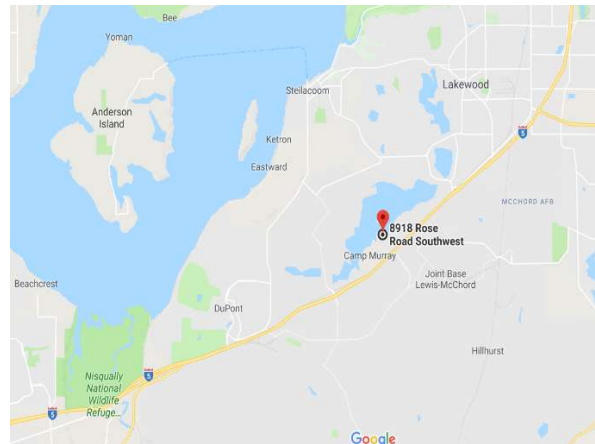
Purchased August 8<sup>th</sup> 2017, Sold May 4<sup>th</sup> 2018

**Description:** 4000 Square foot house right on American Lake is made fit for royalty! New flooring throughout, updated ADU in the backyard, and abundance of amenities will make this an easy sale.

**Before and After**



**Location**



## **Scope of Work**

- Light cosmetic remodel
- New ADU layout
- New appliances.
- New electrical
- New windows and repaired siding

## **Project Schedule**

Construction process: 91 days

Period of time listed: 178 days

Total holding period: 269 days

## **Investment Results**

Competing Offers: \$290,000

Purchase Price: \$305,000

Rehab Price: \$50,000

**Total Investment Costs: \$355,000**

# 825 Index Ct NE, Renton WA 98056

NWMLS: Procurement 1173106, Resale 1240872

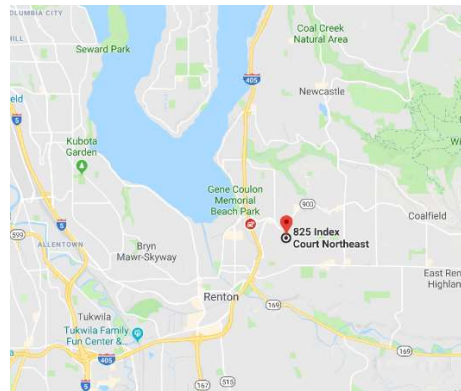
Purchased September 26<sup>th</sup>, 2017, Sold February 28<sup>th</sup>, 2018

**Description:** Heart of Renton property right near all amenities needed to live a fruitful and happy life. New kitchen layout, bathrooms, and the smell of fresh paint will make this purchase one you wont regret!

**Before and After**



**Location**



## **Scope of Work**

- Light cosmetic remodel
- New Kitchen & Bathroom
- New flooring and countertops throughout
- New exterior paint
- Updated shower fixtures, new shower tile

## **Project Schedule**

Construction process: 151 days

Period of time listed: 4 days

Total holding period: 155 days

## **Investment Results**

Competing Offers: \$270,000

Purchase Price: \$285,000

Rehab Price: \$39,000

**Total Investment Costs: \$324,000**



# 33418 28<sup>th</sup> Place SW, Fed. Way 98023

NWMLS: Procurement 1185225, Resale 1266669

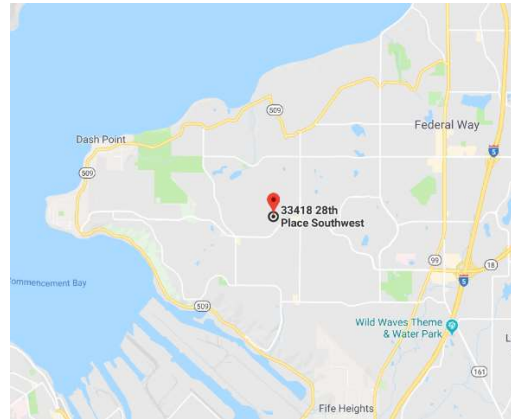
Purchased September 27<sup>th</sup>, 2017, Sold August 29<sup>th</sup>, 2018

**Description:** Minutes from I-5 in the pulse of Federal Way is the split-entry home of your dreams with a spacious fully fenced back yard, new scraped oak laminate flooring throughout, and a beautiful master bedroom made just for royalty!

**Before and After**



**Location**



## **Scope of Work**

- Light cosmetic remodel
- New Kitchen & Bathroom
- New appliances, flooring, windows
- Bathroom renovation
- Updated shower fixtures, new shower tile
- Updated HVAC system & hot water tank

## **Project Schedule**

Construction process: 213 days

Period of time listed: 123 days

Total holding period: 336 days

## **Investment Results**

Competing Offers: \$280,000

Purchase Price: \$285,000

Rehab Price: \$62,000

**Total Investment Costs: \$347,000**

# 2709 College St SE, Lacey WA 98503

NWMLS: Procurement 1189651, Resale 1228539

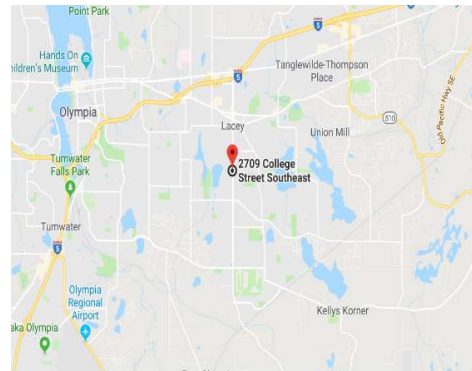
Purchased September 29<sup>th</sup>, 2017, Sold March 20<sup>th</sup>, 2018

**Description:** Right in the heart of Lacey is the home of your dreams calling your name! With new fixtures, new appliances, and newly renovated sunroom in the back, anyone would love to call this property theirs!

**Before and After**



**Location**



## **Scope of Work**

- Light cosmetic remodel
- New flooring throughout
- New appliances and windows
- Newly remodeled sunroom
- Updated shower fixtures, new shower tile
- Updated HVAC system & hot water tank

## **Project Schedule**

Construction process: 133 days

Period of time listed: 39 days

Total holding period: 172 days

## **Investment Results**

Competing Offers: \$185,000

Purchase Price: \$195,000

Rehab Price: \$25,000

**Total Investment Costs: \$220,000**



# 2510 S Cushman St, Tacoma WA 98405

NWMLS: Procurement 1225752, Resale 1336677

Purchased June 4<sup>th</sup> 2018, Sold October 16<sup>th</sup> 2018

**Description:** Property was procured by listing broker within office. Located in the heart of the hill top, the Team was able to reframe the property to add an extra half bath, make the basement more compatible for family living, and added more yard space in the back for further privacy and comfort.

**Before and After**



**Location**



## Scope of Work

- Reframed basement
- Kitchen remodel
- New appliances, flooring, windows
- Bathroom addition and remodel
- Updated shower fixtures, new shower tile
- New laminate and vinyl throughout
- New electrical wiring
- Updated HVAC system & hot water tank

## Project Schedule

Construction process: 84 days

Period of time listed: 9 days

Total holding period: 195 days

## Investment Results

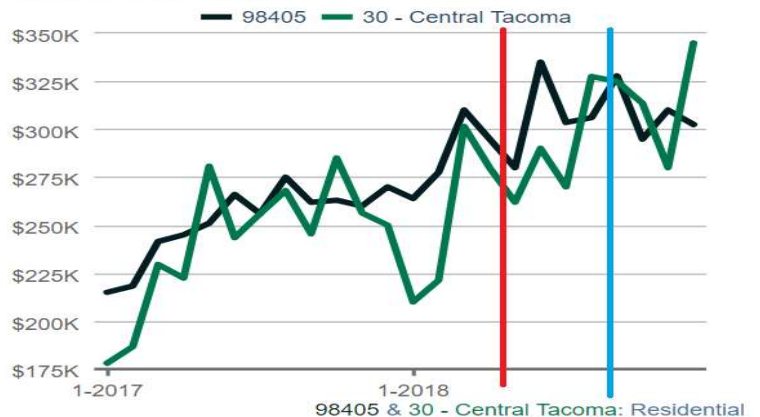
Competing Offers: \$135,000

Purchase Price: \$150,000

Rehab Price: \$59,000

**Total Investment Costs: \$209,000**

## Median Sales Price



# 15512 39<sup>th</sup> Ave Ct E, Tacoma WA 98446

NWMLS: Procurement Off-Market, Resale: 1368518

Purchased August 18<sup>th</sup>, 2018, Sold October 31<sup>th</sup> 2018

**Description:** Procured by broker in the office. Located in Summit, just North of Frederickson, West of Puyallup in a private community. House had same owner for over 30 years and was not taken good care of. Was able to purchase and help relocate owner into new property.

## Before and After



## Scope of Work

- New siding and roof
- New windows, fixtures, and doors
- Kitchen remodel
- Quartz counter tops
- Stainless steel appliances
- New sewer and rain pipes
- New electrical wiring
- Bathroom(s) remodel
- Complete new landscaping
- New interior and exterior paint
- Quartz counter tops

## Location



## Project Schedule

Construction process: 20 days

Period of time listed: 20 days

Total holding period: 76 days

### Investment Results

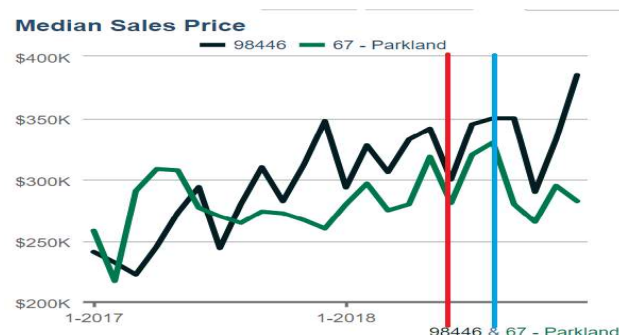
Competing Offers: \$200,000

Purchase Price: \$205,000

Rehab Price: \$31,000

**Total Investment Costs:**

**\$236,000**



# 8505 Leona Way SW, Lakewood WA 98499

NWMLS: Procurement 1346445, Resale 1388260

**Purchased September 24<sup>th</sup> 2018, Sold December-19<sup>th</sup> 2018**

**Description:** Property procured through the NWMLS. Purchased 20% under listing price. Nestled in in between all the key amenities that Lakewood has to offer. Walking distance to bus line, local elementary and high school, and town center. Only 5 minutes off the highway. Perfect location for all starter families.

**Before and After**



**Location**



## Scope of Work

- Added 100+ SqFt to property
- Reframed entire interior
- New appliances, flooring, windows
- Bathroom remodel
- Landscaping
- New plumbing and electrical wiring
- New HVAC system and hot water tank
- Relocated front entrance to add bedroom and more effective Square Footage

## Project Schedule

Period of time listed: 1 days

Construction process: 57 days

Total holding period: 86 days

## Investment Results

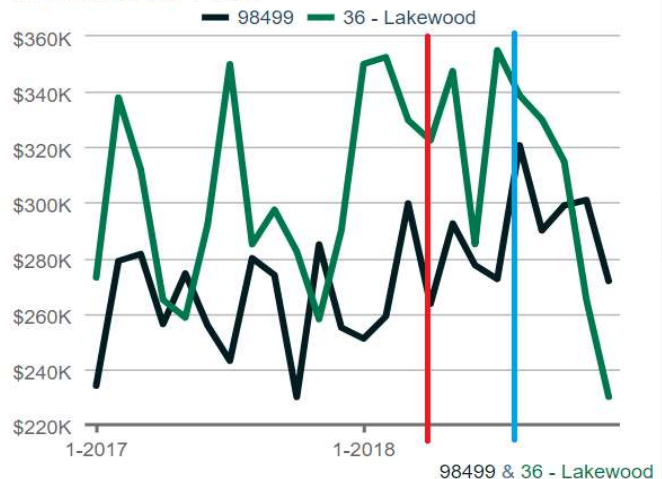
Competing Offers: \$165,000

Purchase Price: \$190,000

Rehab Price: \$46,500

**Total Investment Costs: \$236,500**

## Median Sales Price



# 3601 S Gunnison St, Tacoma WA 98405

NWMLS: Procurement Off-Market, Resale 1391636

Purchased October 23<sup>th</sup> 2018, Sold -

**Description:** Property procured off-market through one of the various ways the Team operates identifying distressed properties. Primitively located in the heart of Central Tacoma, the remodel process drew a lot of eyes to Kensington, prompting many calls, and even some neighbors and transients interested in working with Kensington in the future to buy and sell their homes..

## Before and After



## Location



## Scope of Work

- Rebuilt house from studs up
- New foundation, drywall and siding
- New interior and exterior paint
- New insulation throughout house
- Landscaping
- Maximized space & added 2 beds 2 baths
- New HVAC system and hot water tank
- New plumbing and electrical throughout

## Project Schedule

Construction process: 70 days

Period of time listed: 1 days

Total holding period: 115 days

## Investment Results

Competing Offers: \$75,000

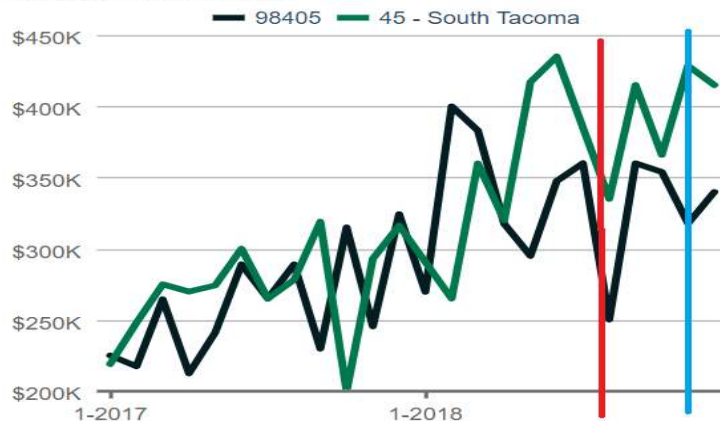
Purchase Price: \$111,500

Rehab Price: \$52,500

**Total Investment Cost:**

**\$163,000**

## Median Sales Price





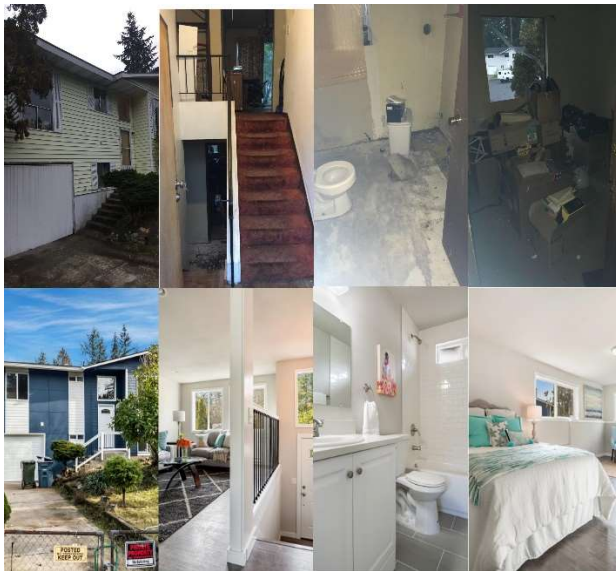
# 15411 24<sup>th</sup> Ave E, Tacoma WA 98445

NWMLS: Procurement 1360970, Resale -

Purchased October 13<sup>th</sup>, 2018

**Description:** Property procured through the NWMLS. Purchased 26% below listing price. Located right off of 512 in the heart of Spanaway in walking distance of local elementary schools and high schools. Located in a pocket area where all surrounding houses are maximum value and are all owner occupied.

**Before**



**Location**



## **Scope of Work**

- New roof, dry wall, and siding
- New interior and exterior paint
- Nearly 200 SqFt added to basement
- Added full bath and extra bedroom
- Landscaping
- Maximizing space and creating master suite
- New HVAC system and hot water tank
- New plumbing and electrical throughout

## **Project Schedule**

Construction process: 125 days

Period of time listed: - days

Total holding period: - days

## **Investment Results**

Competing Offers: \$155,000

Purchase Price: \$162,500

Rehab Price: \$59,500

**Total Investment Costs: \$222,000**

# 5433 S Warner St, Tacoma WA 98409

NWMLS: Procurement 1293996, Resale -

Purchased November 12<sup>th</sup> 2018 -

**Description:** Property procured through the NWNMLS. Purchased 21% under original list price. Located within a mile of 3601 S Gunnison St. Same dimensions and are able to use the sale of 3601 S Gunnison St as a comp to list the property at. Just minutes off of I-5 a short bike ride to the Tacoma Mall, it is the perfect starter home for all families looking to get moved in

**Before**



**Location**



## Scope of Work

- New Sub and Prime flooring throughout
- Extended ceiling for more space.
- New appliances, quartz counter top
- Reframed bathroom to maximize space
- New siding and roof
- New plumbing and electrical throughout
- Landscaping
- New HVAC system and hot water tank

## Project Schedule

Construction process: 93 days

Period of time listed: 1 days

Total holding period: - days

## Investment Results

Competing Offers: \$145,000

Purchase Price: \$150,000

Rehab Price: \$42,000

Total Investment Costs: **\$192,000**



# 10132 55<sup>th</sup> Ave E, Tacoma WA 98373

NWMLS: Procurement 1293996, Resale -

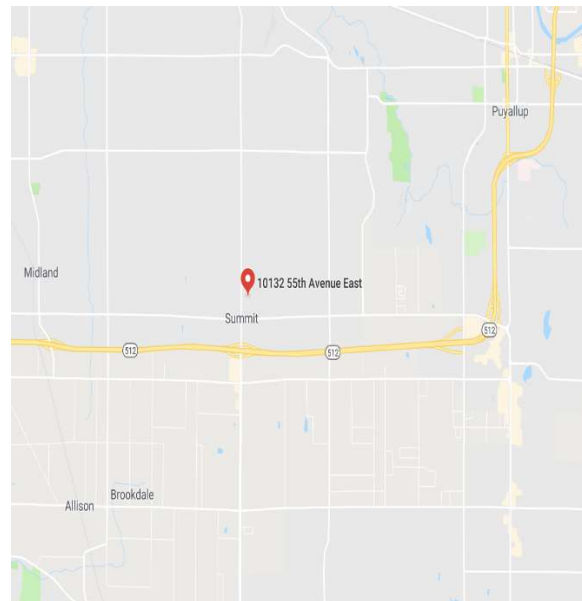
**\*\*\* RESCINDED DUE TO BUSINESS REASONS\*\*\***

**Description:** Located right off Highway 512, only half a mile away from the South Hill mall, this on market purchase is a critical stepping stone for the Gryphon Group due to its proximity to other flips, as well as validity of data and work to show that the Team can maximize any opportunity in any location in any circumstances.

**Before**



**Location**



## **Reason for Rescinding**

The Listing Agent and owner of the property falsely disclosed information about the property and lied about the condition of the house. Before close when the Team did a walk through with the contractor it was apparent the state of condition was wrong, and the house was actually disconnected from the foundation and sliding down the hill.

# 8516 Leona Way SW, Lakewood WA 98499

NWMLS: Procurement 1319270, Resale -

Purchased December 31<sup>st</sup>, 2018 -

**Description:** The Gryphon Team's first long term hold, income producing multifamily. Located right across the street from the Team's previous rehab of 8505 Leona Way SW. Purchased almost 17% below list price. Both units came rented as is, but new tenancy will expect to increase rental income from current \$2,000 a month to almost \$2,7000. Able to utilize and procure more properties for the Team to come.

**Before**



**Location**



## Scope of Work

- New Sub and Prime flooring throughout
- Extended ceiling for more space.
- New appliances, quartz counter top
- Reframed bathroom to maximize space
- New siding and roof
- New plumbing and electrical throughout
- Landscaping
- New HVAC system and hot water tank

## Project Schedule

Construction process: - days

Period of time listed: - days

Total holding period: - days

## Investment Results

Competing Offers: \$210,000

Purchase Price: \$225,000

Rehab Price: \$45,000

**Total Investment Costs: \$270,000**

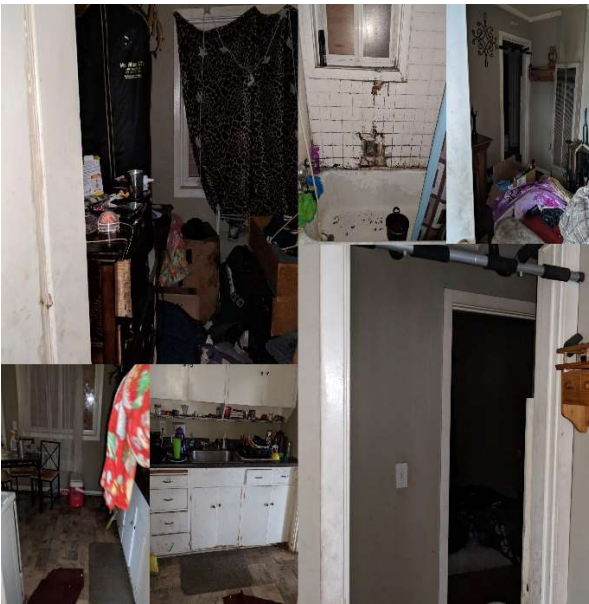
# 3727 E J ST, Tacoma WA 98404

NWMLS: Procurement 1486030 , Resale -

**Purchased: July 5<sup>th</sup>, 2019**

**Description:** One of the many off-market properties the Gryphon Team has purchased using their systems to acquire adverse properties off-market. Right off High Way 7 and I-5 in East Tacoma, the up and coming area has a lot to show with recent surges of high demand and sky-rocketing sales prices.

**Before**



**Location**



- Remove all materials on interior
- Complete kitchen remodel
- New balcony and rood

- Reframe first story to add two bedrooms with 2 baths
- New plumbing and electrical throughout
- New HVAC system and hot water tank

## **Project Schedule**

Construction process: - days

Period of time listed: - days

Total holding period: - days

## **Investment Results**

Competing Offers: \$100,000

Purchase Price: \$132,000

Rehab Price: \$40,000

**Total Investment Costs: \$172,000**

# 8040 S D St, Tacoma WA 98408

NWMLS: Procurement 1395905, Resale -

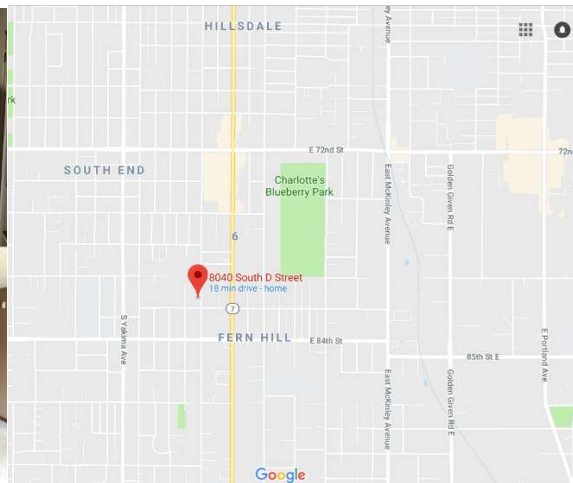
Purchased April 12<sup>th</sup> 2019,

**Description:** Purchased REO through the NWMLS. Purchased within first week of coming active on market. Originally listed for \$176k, the Team was able to acquire for \$162.5k. With that the only concessions were to have the selling brokers put 2% of commission towards close to meet banks minimum acceptable offer. Located in the heart of South Tacoma, right down the street from a quant park, the Team is estimating the resale value of the property to be \$255k.

**Before**



**Location**



## Scope of Work

- New Sub and Prime flooring throughout
- Reframing of interior for maximize space
- New appliances, tile, and flooring
- New siding and roof
- New plumbing and electrical throughout
- New HVAC system and hot water tank

## Project Schedule

Construction process: - days

Period of time listed: - days

Total holding period: - days

## Investment Results

Competing Offers: \$100,000

Purchase Price: \$110,000

Rehab Price: \$46,000

**Total Investment Costs: \$155,000**

# 1719 S Durango St, Tacoma WA, 98405

NWMLS: Procurement 1423167, Resale 1503750

**Purchased: March 13<sup>th</sup>, 2019, Resale: August 9<sup>th</sup>, 2019**

**Description:** Purchased off-market through local family friends. Homeowning family had multiple offers ranging from \$160k to \$180k, and the Gryphon Group was able to purchase for \$200k and help them relocate. Just minutes off of Highway 16, the buying opportunity is endless.

**Before**



**Location**



## **Scope of Work**

- Minor repairs throughout
- Complete kitchen remodel
- New balcony
- New siding and roof
- New plumbing and electrical throughout
- New HVAC system and hot water tank

## **Project Schedule**

Construction process: - days

Period of time listed: - days

Total holding period: - days

## **Investment Results**

Competing Offers: \$180,000

Purchase Price: \$200,000

Rehab Price: \$47,500

**Total Investment Costs: \$247,500**



# 3815 E K St, Tacoma WA 98404

NWMLS: Procurement 1406526, Resale -

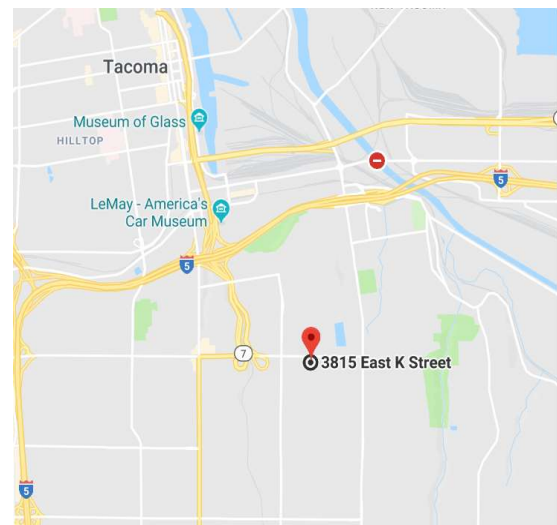
Purchased: March 27<sup>th</sup>, 2019,

**Description:** In the up and coming East Tacoma, the one- and one-half story beauty on a quiet lot has a lot to offer with a master upstairs suite with private bathroom. With a large detached garage, private alley access, and direct access to Highway 7, any home buyer with any requirements can find there dream home right here.

**Before**



**Location**



## Scope of Work

- Remove all materials on interior
- Complete kitchen remodel
- New balcony and rood
- Reframe first story to add two bedrooms with 2 baths
- New plumbing and electrical throughout
- New HVAC system and hot water tank

## Project Schedule

Construction process: - days

Period of time listed: - days

Total holding period: - days

## Investment Results

Competing Offers: \$150,000

Purchase Price: \$165,000

Rehab Price: \$60,000

**Total Investment Costs: \$225,500**



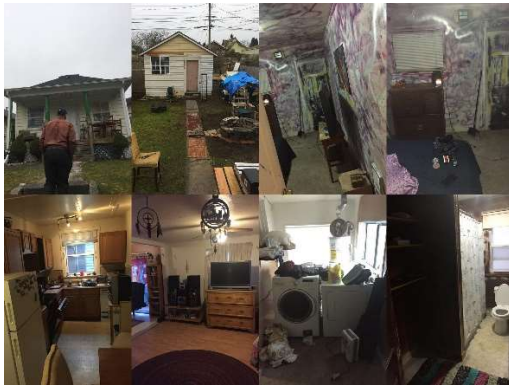
# 606 E 35<sup>th</sup> St, Tacoma WA 98404

NWMLS: Procurement Off-Market, Resale -

\*\*\* RESCINDED FOR PERSONAL REASONS\*\*\*

**Description:** In the up and coming East Tacoma, the one-story shotgun styled house in a quiet neighborhood across the street from the local church has everything to offer. Just minutes off of Highway 7 and Interstate 5, any and all would love to call this cute house their own. T

**Before**



**Location**



\*\*\* REASON FOR RESCINDING \*\*\*

The purpose for incompletion of transaction is because the homeowner wished to attempt to speak to a lawyer before foreclosure date, was unable to, and house got foreclosed upon before purchase was able to be completed.

# 1947 S L St, Tacoma WA 98405

NWMLS: Procurement Off-Market, Resale -

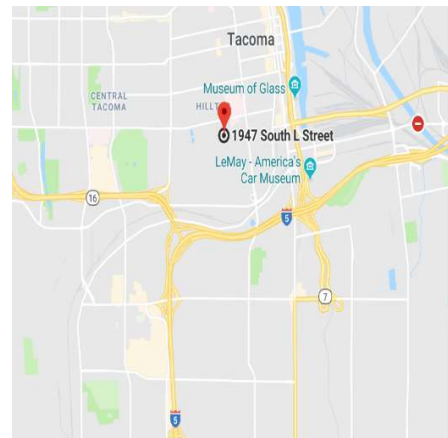
\*\*\* RESCINDED DUE TO BUSINESS REASONS\*\*\*

**Description:** Located in the heart of the hilltop, only half a mile away from the University of Washington, Tacoma, this purchase is a critical stepping stone for the Gryphon Group due to its proximity to other flips, as well as validity of data and work to show that the Team can maximize any opportunity in any location in any circumstances.

**Before**



**Location**



## Scope of Work

- Remove all materials on interior
- Complete kitchen remodel
- New balcony and roof
- Add extra bath
- New plumbing and electrical throughout
- New HVAC system and hot water tank

## Project Schedule

Construction process: - days

Period of time listed: - days

Total holding period: - days

## Investment Results

Competing Offers: \$175,000

Purchase Price: \$190,000

Rehab Price: \$245,000

**Total Investment Costs: \$235,000**

# 8906 Wadsworth St SW, Lakewood WA 98498

NWMLS: Procurement 1408829, Resale -

**\*\*\* RESCINDED DUE TO FRAUDULENT LISTING REASONS\*\*\***

**Description:** Located in the heart of the Lakewood Tillicum area on the water. Just minutes from the military base gives all the reasons in the world for why any multifamily investor would want to have this three unit building in their portfolio!

**Before**



**Location**



## **Reason for Rescinding**

The Listing Agent falsely disclosed information of the property to facilitate the sale of it. The agent stated that it was a multifamily and permitted to house three units, when in fact it is only permitted only to hold two units. In addition, the listing agent refused to submit a Form 17 with property disclosure as well, prompting a rescission of the property.

# 8717 33<sup>rd</sup> St W, University Place WA 98466

NWMLS: Procurement 1383857, Resale -

**Purchased: June 1<sup>st</sup>, 2019**

**Description:** Bank owned property in the heart of the highly desirable University Place. Procured as a 2,500 SqFt boarded up property, turned into a 3,000 SqFt palace fit for royalty. Near all the amenities desired, any and all would love to call this beauty theirs.

**Before**



**Location**



## **Scope of Work**

- New siding and roof
- Kitchen and living room demolition
- New foundation
- Almost 500 SqFt added to master bedroom
- New kitchen
- New electrical throughout house

## **Project Schedule**

Construction process: - days

Period of time listed: - days

Total holding period: - days

## **Investment Results**

Competing Offers: \$250,000

Purchase Price: \$275,000

Rehab Price: \$85,000

**Total Investment Costs: \$360,000**

# 5820 108<sup>th</sup> St SW, Lakewood WA 98499

NWMLS: Procurement Off-Market, Resale -

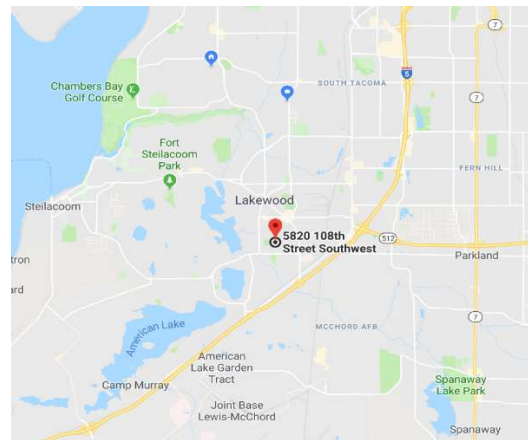
**Purchased: August 19<sup>th</sup>, 2019**

**Description:** Off-Market property near the highly desirable Lakewood Town Center, adjacent to local elementary school, and minutes off of I-5. In prime location to stores, amenities, high way access, and top tier employers, this house most definitely wont last long!

**Before**



**Location**



## Scope of Work

- New exterior paint and roof
- New kitchen layout
- Basement remodel
- New plumbing and sewer
- New interior paint and vinyl
- New landscaping

## Project Schedule

Construction process: - days

Period of time listed: - days

Total holding period: - days

## Investment Results

Competing Offers: \$200,000

Purchase Price: \$215,000

Rehab Price: \$45,000

**Total Investment Costs: \$260,000**



# 824 E Harrison, Lakewood WA 98499

NWMLS: Procurement Off-Market, Resale -

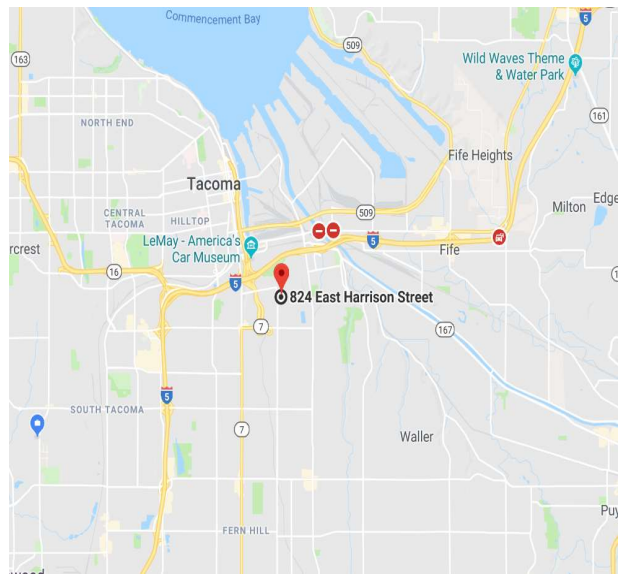
**Purchased:**

**Description:** Off-Market property near the highly desirable Lakewood Town Center, adjacent to local elementary school, and minutes off of I-5. In prime location to stores, amenities, high way access, and top tier employers, this house most definitely wont last long!

**Before**



**Location**



## Scope of Work

- New electrical
- Kitchen and living room remodel
- Fixed roof
- New landscaping
- New bathroom layout
- New paint and carpet in designated areas

## Project Schedule

Construction process: - days

Period of time listed: - days

Total holding period: - days

## Investment Results

Competing Offers: \$200,000

Purchase Price: \$215,000

Rehab Price: \$45,000

**Total Investment Costs: \$260,000**



# 1647 E 34th St, Tacoma WA 98404

NWMLS: Procurement Off-Market, Resale -

## Purchased:

**Description:** Off-Market property near the highly desirable Lakewood Town Center, adjacent to local elementary school, and minutes off of I-5. In prime location to stores, amenities, high way access, and top tier employers, this house most definitely wont last long!

## Before

## Location

### Scope of Work

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• New electrical</li><li>• Kitchen and living room remodel</li><li>• Fixed roof</li></ul> | <ul style="list-style-type: none"><li>• New landscaping</li><li>• New bathroom layout</li><li>• New paint and carpet in designated areas</li></ul> |
|---|--|

### Project Schedule

Construction process: - days

Period of time listed: - days

Total holding period: - days

### Investment Results

Competing Offers: \$150,000

Purchase Price: \$155,000

Rehab Price: \$40,440

**Total Investment Costs: \$195,440**

# 9012 26th Ave S, Lakewood, WA 98499

**NWMLS: Procurement Off-Market, Resale -**

## **Purchased:**

**Description:** Off-Market property near the highly desirable Lakewood Town Center, adjacent to local elementary school, and minutes off of I-5. In prime location to stores, amenities, high way access, and top tier employers, this house most definitely wont last long!

### **Before**

### **Location**

#### **Scope of Work**

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• New electrical</li><li>• Kitchen and living room remodel</li><li>• Fixed roof</li></ul> | <ul style="list-style-type: none"><li>• New landscaping</li><li>• New bathroom layout</li><li>• New paint and carpet in designated areas</li></ul> |
|---|--|

#### **Project Schedule**

Construction process: - days

Period of time listed: - days

Total holding period: - days

#### **Investment Results**

Competing Offers: \$150,000

Purchase Price: \$155,000

Rehab Price: \$40,440

**Total Investment Costs: \$195,440**

# 11307 Park Ave S, Tacoma WA 98498

NWMLS: Procurement, Resale -

Purchased June 28<sup>th</sup>, 2019, October 25<sup>th</sup>, 2019

**Description:** Purchased short sale through the NWMLS. Purchased after nearly one year of short sale approval process. Remodel time took less than 3 months and over \$40k was made during that time.

**Before**

**Location**

## Scope of Work

- New Sub and Prime flooring throughout
- Reframing of interior for maximize space
- New appliances, tile, and flooring
- New siding and roof
- New plumbing and electrical throughout
- New HVAC system and hot water tank

## Project Schedule

Construction process: - days

Period of time listed: - days

Total holding period: - days

## Investment Results

Competing Offers: \$220,000

Purchase Price: \$223,000

Rehab Price: \$45,000

**Total Investment Costs: \$268,000**

# 11709 Valley Ave E, Puyallup WA 98498

NWMLS: Procurement, Resale -

**Purchased**

**Description:** Purchased off-market property in the up and coming Puyallup Valley area.

**Before**

**Location**

## **Scope of Work**

- New Sub and Prime flooring throughout
- Reframing of interior for maximize space
- New appliances, tile, and flooring
- New siding and roof
- New plumbing and electrical throughout
- New HVAC system and hot water tank

## **Project Schedule**

Construction process: - days

Period of time listed: - days

Total holding period: - days

## **Investment Results**

Competing Offers: \$160,000

Purchase Price: \$180,000

Rehab Price: \$79,000

**Total Investment Costs: \$259,000**