

iMessage
5/26/21, 6:05 PM

<https://www.nbcphiladelphia.com/news/local/deadly-shooting-queen-village/2825921/>

Crazy that was your old street

5/27/21, 9:17 AM

You there?

I hope your vacation is going well

Quick question - we're thinking of getting Donna (Court's mom) a golf club for her birthday. Of course she doesn't use her clubs like a normal golfer (aka will use her driver on a short par 3) and she doesn't really need a new driver or putter. Any recos? I was thinking maybe a 7 wood

Thoughts?

A ladies 7 wood would be her new fav club

Loved "A ladies 7 wood would be her new fav club "

6/2/21, 5:54 PM

<https://youtu.be/QQHdUMXMZ74>

A solution to the current housing market!

That's the dream right there. Sign me up

Laughed at "That's the dream right there. Sign me up "

Melissa is oddly jazzed about the idea

Just having fun with the idea

Interesting

Would be no problem for me. Three years. Easy

Watch that video tho. Amazing

Yeah, it's a behemoth

I'm not sure if I would, maybe? Probably?

If it were five years out, we couldn't do it.

Would be nice to have this, then a house. Then have this for traveling

Loved "Would be nice to have this, then a house. Then have this for traveling "

6/2/21, 8:37 PM

Apologies, I was negative earlier. If my wife was into a different lifestyle for a short period, I would be very intrigued as I imagine you are. Three years and you could see a lot of North America

Oh all good all good not negative at all.

Letting the idea simmer. Running the numbers on renting it out as well and offsetting taxes, using profits towards a house, etc. kinda like the idea I wrote in group chat awhile back about Doing that with a Tesla but BIGGERRR. RVs are crazy high demand

Yeah man, they were low key growing rapidly in popularity or so I felt

Liked "Oh all good all good not negative at all. "

Covid blew it UP

Yeah

Selling at a premium too

Like everything

But yeah

Park it in mr Bemer's spot here haha

Laughed at "Park it in mr Bemer's spot here haha"

It's always been big Dave's dream to do just this, get an RV and drive

Live out of the RV

Imagine the feeling behind the wheel of that rig

All teched out and shit

A floating ship

How was driving the boat the other weekend?

➔ Replying to you, 2021-06-02 20:46:59: « All teched out and shit »

It would be like the Millennium fucking Falcon

I want it

8 miles to the Gallon in that bad boy

MSRP?

Those are luxury items so I'm saying 500-600

Brand new

Actually

For the one in that video \$400-450

Ohk, nice

Unless I steal it

I'm listening

You want in?

Stealth robbery

Well planned

Hundo p

6/3/21, 8:26 AM

I dunno about Zillow's zestimate accuracy these days. Can't be that high right?

Zillow states that my house somehow lost value since I bought it

Nevermind, it's up now

Lolol

Yea hahah

I checked a couple of months ago and it was 10k less than we paid, now it's 50k over

The house is unoccupied for awhile. That's a high value

It's literally the only house unoccupied in the neighborhood

How would you go about even finding the person to buy it from?

There are services. One being propstream. Another service can't remember the name where it's like \$2 for one contact whoever the property tax payer is

Ahh

Do it

I bet wholesalers and flippers are calling them left and right but it's worth a try!

Loved "I bet wholesalers and flippers are calling them left and right but it's worth a try!"

Good thing you have a realtor to do the leg work for ya



Make him earn it

Yessir

Damnit Boerner now my hopes are getting up

Looking up the owner

6/3/21, 11:58 AM

So the guy that owns that house haha. Bought the land for 18k in 1975, but the house by 1976, has zero mortgage so likely no urgency to sell (my assumption... at least he doesn't have any pressure from a mortgage or the like - also no outstanding back taxes, liens, etc).

Husband and wife on the deed:

Rodger and Joan Dattner who currently have mail forwarded to:

1025 Bennett Rd
Painted Post, NY 14870

Built the house in 1976*

Only pressure is the \$6276/year in property tax

Oh wait

He died in 2019

This actually hits all the perfect scenarios to do a wholesale flip haha
Or...buy and fix up and live

The latter

I run by that house daily

MOVE TO MY HOOD

IT WILL BE OUR HOOD

Been vacant the whole time right?

Zero activity?

Oh yeah

Any cars?

And I knew that guy died

A broken down one

That hasn't moved since I moved here

Same one as google maps view I'm guessing

They finally cut the grass last week after it was waist high

An old jeep Cherokee

I could write a letter to that address or probably could find his kids on LinkedIn. Guessing his kids are in control of the estate and both houses. His wife is in the 250k NY house

Oh wait

She's dead too

Found kids on LinkedIn

Laughed at "Found kids on LinkedIn "

Son lives with wife in New Zealand

So he's out of the decision making. Daughter with husband in Carlisle. Found her phone number

I need a female to make the call! Having a man call to discuss her dead parents house can be ...off putting

Good thing you are married!

And your wife is INCREDIBLY nice

6/3/21, 2:40 PM

Any way to get closer ? Haha

Looks way nicer than the google street view

I was tempted to run up the driveway but thought it not kosher

It needs love but the property is long and flat

Similar to mine

Already fenced it

Private

How's the roof?

One of the other young couples in the neighborhood lives next door

I don't recall, I'll check tomorrow

It's still a major long shot so don't sweat it but thank you

Oh no doubt

But I literally run by it daily

I can tell you it looks a tad weathered in that photo

6/3/21, 5:23 PM

Quick question - any public course recos in your area? Somehow it has fallen on me to book a tee time for midday on Sunday 3 days prior...



Actually don't even answer, not my problem

Jeffersonville

Sold out

Lolol

But you know what isn't, the Dell

Do it

I always love the challenge of hitting another car on the fly

Or dodging balls in general. It's nuts there

Oh that's right

6/4/21, 10:52 AM

Whelp, I guess I can't invite ya over tonight/tomorrow

Whatcha ya doing in ATX?

Leaving with terry wags 6am tomorrow. We are playing in the Barstool sports golf tournament there

But terry gets here at 10pm to stay the night before we leave

Got a dinner with a couple tonight. Melissa's nursing friend and hubby I never met yay!

Laughed at "Got a dinner with a couple tonight. Melissa's nursing friend and hubby I never met yay!"

Loved "Leaving with terry wags 6am tomorrow. We are playing in the Barstool sports golf tournament there"

Then we come home Wednesday and Thursday terry and I have his country clubs member guest through to next Sunday haha

Well aren't you two just best buds



hahah get a partner for barstool next year! Can't wait. Love barstool

6/4/21, 2:07 PM

Are you locked in for your back to back tournaments?

Yes sir

My man

6/9/21, 8:48 AM

How are y'all playing???

Text message
6/9/21, 8:57 AM

How are y'all playing???

iMessage
6/9/21, 9:06 AM

It was a one round tournament with barstool. Played a practice round with Morris prior but it's all over now. Flying back to PHL as we speak. We ended up 8th place at -4 and missed the cut by 3 so won't be going to pinehurst for the finale but all good. Will play again next year no doubt

Loved "It was a one round tournament with barstool. Played a practice round with Morris prior but it's all over now. Flying back to PHL as we speak. We ended up 8th place at -4 and missed the cut by 3 so won't be going to pinehurst for the finale but all good. Will play again next year no doubt "

6/15/21, 8:24 AM

GOLF Thu 6AM EDT - \$0 entry - 4/40 spots filled ***

<https://www.draftkings.com/contest/draftteam/109478475>

6/15/21, 9:31 PM

https://www.reddit.com/r/RealEstate/comments/o0kx81/we_got_a_house_by_sending_letters_its_tough_but/?utm_source=share&utm_medium=ios_app&utm_name=iossmf

A different angle you might be interested in

6/23/21, 7:50 AM

What's cookin, good lookin?

Just another lovely Wednesday, long time no talk

You in Maryland all weekend?

Nah we he now. No plans this weekend other than Sunday evening

Liked "Nah we he now. No plans this weekend other than Sunday evening"

Well we got no plans Saturday afternoon/night if y'all are free and want to hang

I like it I like it. Lemme check with wifey.

Liked "I like it I like it. Lemme check with wifey."

If it doesn't work out for y'all, don't worry we can figure out another time

6/24/21, 10:42 AM

Any updates for Saturday?

Well let's just say we can't wait until Melissa is done school bc she turned down invites to the beach this weekend to study and write a 10 page paper...soooo that means I'm free but not her

That said..what time shall I arrive?

Well if that's the case, would you prefer to sub in my golf league on Saturday morning? Fox hollow, tee time at 5:45am

You could crash here Friday night and we could ride together

Hmm could be tricky because I only have the motorcycle Saturday I was gonna ride over. Melissa is getting my car detailed as a bday present and they pick it up early Saturday am. Are you playing Saturday and someone else needs a sub?

Yep

Friday eve we have plans tho

I could pick you up Friday

Oh

Well I guess we'll have to plan another weekend 🙄

I could still cruise over Saturday for a hang

6/24/21, 6:37 PM

Would you happen to have any greenery?

Oh hey forgot to respond, mah b

All gravy

1. Greenery - very limited

Ah all good. The wife and I were gonna partake if we could find any

And no we ain't preggers haha

Obviously

Ahh I wish I could help, I'm down to the bitter remains of a big bag

Laughed at "And no we ain't preggers haha"

As for Saturday, we were hoping to hang with both of you (totally understandable). If Melissa can't come I could do some yard work instead of waiting until Sunday and Court might do errands but you're more than welcome to come hang

And i would probably bail on yard work to go do something

6/25/21, 8:52 AM

Happy birthday big fella!!!

Thank you sir!

Liked "Thank you sir!"

Any birthday plans?

Yes but they are secret plans unbeknownst to me via Melissa this afternoon. Dunno where we are going

Liked "Yes but they are secret plans unbeknownst to me via Melissa this afternoon. Dunno where we are going"

7/7/21, 2:12 PM

Let's start the jinx off right. Lease to buy offer is in. Highly preferred incase the market comes back to normal next year. High rent too so it could work. Fingers crossed homie.

Location?

Berwyn

Liked "Let's start the jinx off right. Lease to buy offer is in. Highly preferred incase the market comes back to normal next year. High rent too so it could work. Fingers crossed homie. "

Nice nice nice

10 min away from us now

Liked "Berwyn "

Liked "10 min away from us now"

Needs a little TLC but the rent to own mitigates the risk

How long is that period?

Did Melissa find a position at penn?

At 12 months we would buy, rent another 12 months, or roll the rent into the adjusted price

Nah she is just getting started with jobs but penn has jobs in main line too

Interesting

Liked "Nah she is just getting started with jobs but penn has jobs in main line too "

D-town hospital!

Lol

Hahaha

Old habits die hard

Haha love it.

For us it's "anywhere but here!"

Laughed at "For us it's "anywhere but here!"

How's the beach with the fam??

7/7/21, 3:45 PM

Sorry love bug, I cut the grass and then sat down to watch Euros. It's good, last day. Been here since Friday. The last two days with just my family has been bliss

Court has to twerk today so we're giving her some space and exploring. Euros during nap time then a mini beach hang to finish out the day

hahahaha

"Courtney has to twerk today"

Loved ""Courtney has to twerk today""

Make that money, honey

7/12/21, 3:15 PM

GOLF Thu 12AM EDT - \$0 entry - 2/40 spots filled ***

<https://www.draftkings.com/contest/draftteam/110569325>

7/12/21, 6:55 PM

Didn't get that rent to own. I gotta stop jinxing shit. Can't even land a rental in the main line like wtf

Whoa man, that sucks

I feel ya. I know that doesn't help

You went through it. It's a battle

Havent really home shopped until you've had heartbreak

You're earning your stripes

Lol

It's ridiculous

It's like a part time job

It really is

Then you lose one and you're back to where you started!

And you have a realtor who actually cares

Kline agreed we need a main line realtor. We have one helping us with rental house and possible buying but Kline can't move quick enough for us if the house is in main line

So we will use Kline if we want Lehigh valley. This other lady realtor we been working with for Melissa's hood

Ahh

That makes sense

Now you're in the real game

Fucking realtors

Yea who knows with this lady. So far so good tho.

Liked "Yea who knows with this lady. So far so good tho. "

Well good luck sir on the continued work

Liked "Well good luck sir on the continued work "

How's life otherwise?

Flight delayed. Finally onboard and still not moving. Outside of my current flight situation and the baby 5 rows back, zero complaints. Work good, wife's good. Barb ran Lucy around on scolding hot pavement and she ripped her paw pads open so she can't walk and I had to leave so Melissa is dealing with that one which sucks leaving

Laughed at "Flight delayed. Finally onboard and still not moving. Outside of my current flight situation and the baby 5 rows back, zero complaints. Work good, wife's good. Barb ran Lucy around on scolding hot pavement and she ripped her paw pads open so she can't walk and I had to leave so Melissa is dealing with that one which sucks leaving "

Jeez

Well I'm trying to watch jeopardy while Harper freaks out because the temporary tattoo she just put on is upside down

Per her request

Get ready

Laughed at an image

Yea I got it easy!

How long are you in KC?

Til Thursday eve

And that sucks about Lucy, I would be PISSED

man I can't believe it's been a year and a half since that commute

Yea my travel is gonna ramp up big time this second half of the year. Already got trips booked for Chicago, Cincy, Detroit

Nice

I am jelly

You are!? Haha

Questioned "You are!? Haha"

I do miss the grind

Figured you'd avoid travel

Felt good going places to get things done

Yea there's that true

Part of me enjoyed leaving

Yeah, to a degree I will try to limit for family reasons. Doesn't mean I don't miss the jet setting lifestyle

Got ya

Then again, I'm looking with rose color glasses

Once status is secure, you're free to enjoy lording over the plebs from privilege

Yea I gotta get my AA game yo yo speed

Up to speed

And now someone is losing it because they barely slept and Court is giving an early bath. Yeah I'd love to be traveling rn...

Bruh, get that set up

And credit card

Laughed at "Bruh, get that set up"

Your company might even have fast track programs

Oh good point I think they do

7/12/21, 8:26 PM

I like to think I get some good sunsets in my backyard

That dead tree is gone!?

Yessir

Both dead trees are gone and the neighbor is putting up hedges that will take a few years to get above 8 feet

It's a nice window into a great sunset ya got

Lucked out big time

For once

Until the house collapses in a year

Haha I gotta come see the updates since last time

Laughed at "Until the house collapses in a year"

7/12/21, 10:28 PM

Ok I don't miss that

At all

Finally taxing

Man I feel for you

7/13/21, 9:39 AM

Crypto 🙄

Don't sell!

Heck no

What makes you say that?

Crypto isn't going anywhere. You didn't put much in and bought LINK at \$50 or so. Plan to have it for 10 years and see what happens. Decentralized finance is just getting started too and link is established

And I think you bought more ETH around \$1300 right?

Months back

So did I. I took some profit couple months ago. Now I'm just gonna chill

Yep and yep - now I'm just sitting on it

The only thing I was thinking I would flip it for would be money for the cape May house (big updates brewing... hopefully...)

Flip it as in sell off your current crypto for cash to put towards the cape May house?

Yeah

Fleeting thought tho

We have the cash elsewhere that we can use

Is her fam wanting to sell sounds like? Could be a good side income rental too

Long story but no

I am not in the position to buy it outright, at least not right now

The family is trying to invest 200k to rebuild the house. I was thinking if I would sell my crypto, I would sell it to cover our share of that 200k

The family has zero desire to sell it except for her POS uncle who is being the stingiest, most difficult, selfish person ever

He's basically holding up 25 people from fixing the house

So you'd put in a portion of the \$200k and have no ownership % of the house? Or would you?

You know how people say when parents die the gloves come off? Yeah that's happening now

Yes we would have ownership

Ownership along side the uncle feels like a risky play

As it stands right now, the house is in a trust that is split 3 ways between Court mom and her two uncles. If we contribute, the trust pays us back our contributions whenever it sells and if one of the uncles/Donna dies, it goes directly to Court and her cousins (same about paying back investment contributions)

And can't be sold for 20 years

Long story, the trust is foolproof and her uncle is being an utter asshole about anything we are trying to do

There is an attorney sorting it all out

We've already had to sign a few things and basically waiting on Jimmy to sign but he keeps fighting

Ah got it. Well, if you sell off your crypto, track your trades and share with accountant in case you take a loss then you can offset your income tax.

Not sure if Link brought you down into the negative in terms of overall profit or not. If you've made a profit and sell, you have to pay capital gains tax either short or long term depending on when you bought it

Thanks for the reminder

Anything I sell will be for a profit at this point

And re: Jimmy the attorney has told him he is basically fighting a losing battle with his demands and can't change it so we're being held up while he drags his feet deciding what to do

We're all basically thinking about it as an investment into a family timeshare

Fackin Jimmy

I'm scratching the surface rn

Well overall sounds like a fun but annoying opportunity to ponder and work through

If I were you And had money outside of your crypto, I'd hold it

His dad literally went to him and said you can have the Abington house to yourself and Donna/Steve take the cape May house and he refused

Yeah the crypt sell off was a fleeting thought, not going to do it

The ten year upside could be highly regrettable

Totally

7/22/21, 9:51 AM

My neighbor and I have started playing 9 before 9. Gotta say, it's pretty amazing

That's heaven right there

Great way to start the day

Could not agree more

Plus with kiddos time is limited and 18 is more difficult to get away for

7/23/21, 1:52 PM

Can you make Sunday sept 5th for brew crew draft?

Text message
7/23/21, 1:56 PM

Yep

iMessage
7/23/21, 1:56 PM

Excellent

Read 7/23/21

8/4/22, 7:59 AM

Attachment stored in iCloud:
IMG_6030.HEIC (Image)

TOP of the morning to ya!

A once great hat. White no dice

Looks great there tho

Fits a dome well right ?

You left it in my car lollll

And yeah it fits my large head too

And yeah, love the white hats but man they get dirty quickly

9/12/22, 5:40 PM

Hey bud..checking in now that maybe the dust has settled but how is Big Dave doing? Need anything?

Hello friend, thanks for checking in. My dad is doing fine and on the long recovery path. Honestly, we're lucky he's in the state he is in and not worse.

He fell through an open hole in the floor on a on-site and fractured all of his ribs on the left hand side of his body (front and back) as well as his clavicle so he fell in the best way possible. There's still bleeding in his chest cavity but the chest tube should be removed tomorrow or the day after.

We're just incredibly fortune he didn't need surgery to stop the bleeding, broke his back or hit his head harder. He truly dodged a bullet

It's been a very long few days but the worst is well behind us. He was just moved out of the ICU about an hour ago.

At the moment we don't need anything but thanks for reaching out, I appreciate you. 🙏

➔ Replying to Eric Tocci, 2022-09-12 17:49:25: « Hello friend, thanks for checking in. My dad is doing fine and on the long recovery path. Hones... »

*** on a job site

9/12/22, 8:25 PM

Ok thanks for the update. Glad to hear it's heading in a good direction

12/1/22, 1:54 PM

Hey buddy, I saw your LinkedIn profile update and wanted to say congrats on the new gig!

12/1/22, 4:06 PM

Thank you! Speaking of new gigs...how is yours going. Never know what we sign up for until its like 3 months or so I feel

12/1/22, 5:27 PM

Jury is still out... just getting used to limited resources and support but it's getting better... definitely know my worth and experience tho! Thanks for asking

I hope the Boerner's are doing well. We're looking forward to the group holiday party

12/1/22, 6:32 PM

Oh yes much needed and will be a blast. Wanna come to philly and galavant around town?

In general? It's been a minute, past due I suppose 😊

Yea like a bro galavant sleepover

Loved "Yea like a bro galavant sleepover "

Let's figure out a time, I'm going to be taking a week or two over the holidays as well

Liked "Let's figure out a time, I'm going to be taking a ..."

12/9/22, 11:30 AM

Hello sir, what is your new address?

246 N 3rd St, #4D, Philadelphia PA 19106

12/16/22, 1:41 PM

¡Hola señor! I hope your week is going well and looking forward to tomorrow!

I know it's last minute and all good if you can't make it happen but any chance you could grab an oil for me before tomorrow?

Again, no worries if not

12/16/22, 7:00 PM

Hey bud, texted them and they said no can't deliver tonight. I have to put in orders the day before they deliver so wouldn't arrive until tomorrow. We are heading north to Bethlehem in the morning tomorrow

All good, thanks for trying

12/18/22, 10:41 AM

Btw - did you say you went to the movie with Max, Katelyn and her husband last night?!?!

Haha no. I saw avatar 1 in theatres with max and his now current wife

And Katelyn

Ohhhhhh

I was so confused

1/24/23, 9:42 AM

Hey buddy, just wanted to give you the heads up that Chris Cip had to put his dog Bailey down yesterday

Ah man that's so sad

Thanks for letting me know

Of course, I figured you would want to know

2/10/23, 4:11 PM

Golf tomorrow?

2/10/23, 5:36 PM

Weather makes me wanna golf so bad, but I got a friend in town tomorrow I'm meeting up with so can't golf tomorrow but totally down as the weather turns. I got the itch. Also, I need to check but I think the greater oaks golf show is soon.

Damn never mind we missed it

Ughhhh

Liked "Weather makes me wanna golf so bad, but I got a fr..."

2/18/23, 8:52 AM

Good morning Stephen ! Have you seen the new golf simulators at Bethlehem muni???

*Attachment stored in iCloud:
IMG_9302.heic (Image)*

*Attachment stored in iCloud:
IMG_9306.mov (Video)*

5 bays, you can bring down food and drink from the clubhouse, weights and work out equipment and they definitely do PXG fittings there too

The old cart shed by the starter house

2/18/23, 12:38 PM

I have only heard great things. Woulda loved that in high school and it looks like they did it right

100%

If there was something like that within 10-15 mins of my house, I'd be there multiple times a week

2/23/23, 10:44 AM

Hello my friend, I wanted to check in and see if everything's ok.

Your text to the group chat kinda came out of left field and felt like something is up. Probably nothing but wanted to check in.

I'm here if you need anything my friend

2/23/23, 11:55 AM

Appreciate that. Nothing is up or bad. All great. Reevaluated my phone habits and trying a new system. Phone was more of an outlet for distraction and not serving me well the way I was using it. I will miss the chat. Always loved that chat over the others but it's freeing to more removed. Maybe forever, likely not. Just a trial

Edited

Liked "Appreciate that. Nothing is up or bad. All great. ..."

Totally understand that, I've done similar things to cut my phone addiction. Glad to hear it wasn't anything more

Liked "Totally understand that, I've done similar things ..."

4/3/23, 1:26 PM

<https://www.draftkings.com/contest/draftteam/143107353>

Good luck

4/23/23, 2:08 PM

Hey man, just saw your BIL & SIL at Julian birthday party. Said you were supposed to bring Jack but couldn't at the moment. Hope all is well

4/23/23, 11:07 PM

Nice how was it? Yea we couldn't swing it. beautiful day to be in the city

Hope you enjoyed

4/24/23, 7:12 AM

A four-a-saurus celebration! Kiddos loved it, Hema knocked it out of the park and your nephew has one heck of a (piñata) swing

5/17/23, 6:17 PM

PGA Championship golf pool?

<https://www.draftkings.com/contest/draftteam/144623738>

5/18/23, 12:33 AM

Late response here. My bad. Submitting now.

Let's catch up tomorrow or weekend? Lemme know a good time

Delivered

5/18/23, 6:01 AM

Liked "Late response here. My bad. Submitting now.

Let'..."

6/13/23, 4:09 PM

<https://www.draftkings.com/contest/draftteam/145555080>

Good luck!

7/19/23, 6:55 PM

<https://www.draftkings.com/contest/draftteam/146848824>

Good luck!