

DTA YOUNGREN PROPERTIES Details: 102 S. Pine, Reed Point

Address: 102 South Pine
Reed Point, MT 59019

Loan Type: Short Term, <12 months

Property Type: Residential

Exit Strategy: Sell or Refinance w/in 180 Days



Project Details

Objective

Buy, repair, upgrade, and sell subject property in 4-6 months. If property does not sell in 180 days, we will refinance the home and rent it out for a profit.

Community Information

Reed Point is a very small, tight-knit community. We attend church at the one local chapel, and our daughter is a Reed Point student. The Youngren family has been fortunate enough to become very close to the community members and have learned that rentals and homes for sale are highly sought after in this desirable school district. We have also been approached by people eager to rent a home such as this.

Property characteristics

- 1 Bedroom + extra room (will be converted into a 3 bedroom)
- 1696 Square Feet (846 per tax records -- basement is unfinished, will be finished)
- Large back yard with partial fence
- Basement
- In town Reed Point
- Excellent Schools
- Walking distance to high school
- Lot size: 0.180 Acres (8,150 s.f.)
- Assessed value: \$94,531
- Zillow "Zestimate": \$116,538
- Nearby 3 bedroom fixer/teardown on 0.5 acre listed for \$40,000

