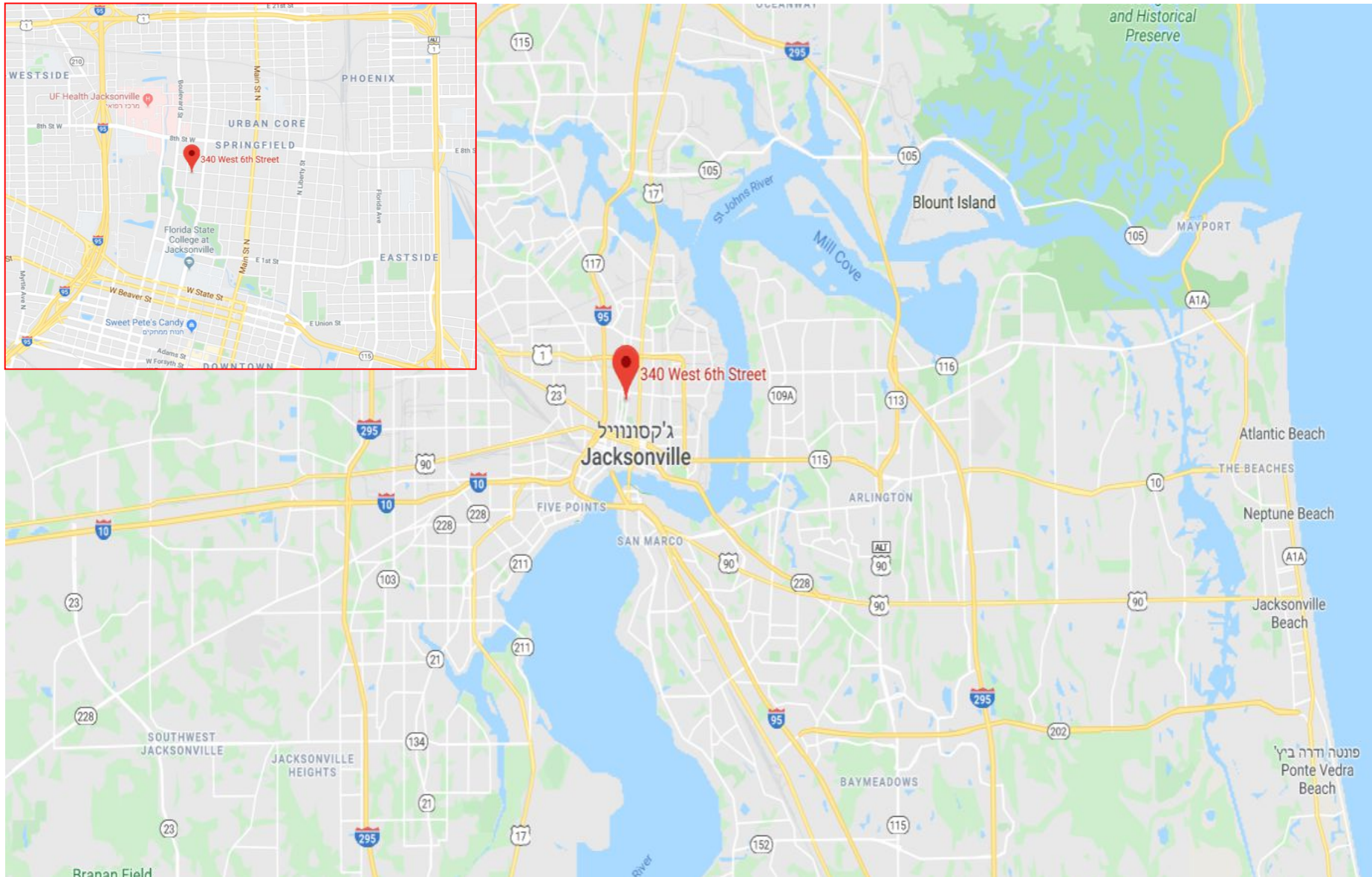


*1839 N LIBERTY STREET*  
*JACKSONVILLE FLORIDA 32206*



# הנכס נמצא בעיר ג'קסונוויל שבפלורידה בשכונה שנקראת ספרינגפילד השכונה הינה מוכרזת כאזור היסטורי ונחשבת לאחת מהשכונות היקרות של ג'קסונוויל





# כדאיות עסקה

EXPENSES & INCOME	
PURCHASE PRICE	\$106,000
RENO COSTS	\$80,000
TOTAL PROJECT COSTS	\$186,000
SALE PRICE	\$255,000
CLOSING COSTS	\$25,500
NET INCOME (BEFORE TAX)	\$43,500
<b>ROI</b>	<b>23.3%</b>
<b>TOTAL TIME FOR PROJECT 6-8 MONTHS</b>	

\*המספרים הנ"ל הינם צפי בלבד ועלולים להשתנות

# חלוקת השקעה

PR&SH LLC

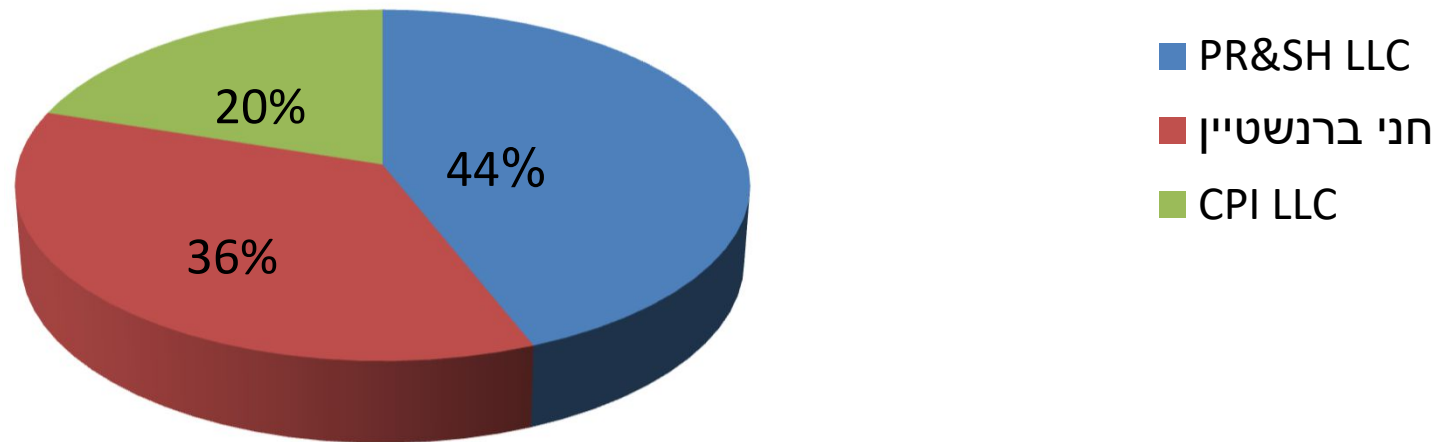
82,000\$

חני ברנשטיין

67,000\$

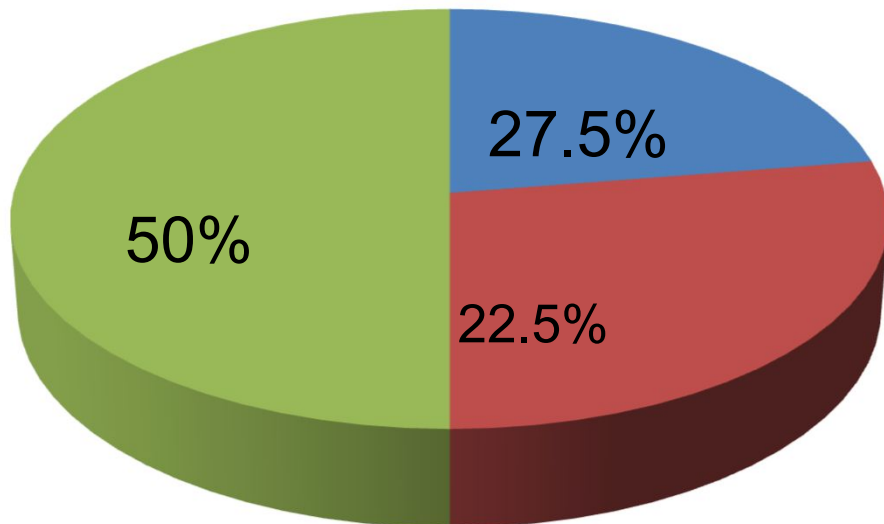
CPI LLC

37,000\$



# חלוקת רווחים

משקיעים 50% / CPI LLC 50%



\$11,963 – PR&SH

\$9,787 – חני ברנשטיין

\$21,750 - CPI LLC

סה"כ רווח לפרויקט - \$43,500

- PR&SH LLC
- חני ברנשטיין
- CPI LLC

# ROI

## PR&SH LLC

11,963\$ – רווח

82,000\$ – השקעה

ROI = %14.5

## חני ברנשטיין

\$9,878 – רווח

\$67,000 – השקעה

ROI = 14.5%

# 1839 N LIBERTY STREET



Zillow

Save Share More

\$115,000 4 bd | 2 ba | 2,453 sqft

Price cut: \$5K (4/18) | 1839 N Liberty St, Jacksonville, FL 32206

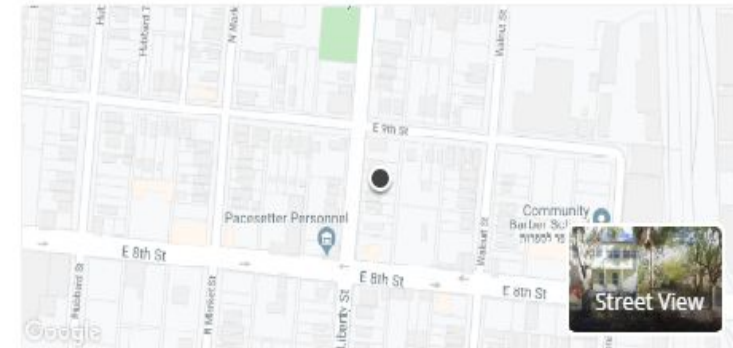
For sale | Zestimate®: \$107,768

Est. payment: \$634/mo [Get pre-qualified](#)

Contact Agent

Take a Tour

Overview Facts and features Home value Price and tax history



Time on Zillow 14 days

Views 1,103

Saves 25

בית עשוי עץ

2 קומות

4 חדרי שינה 2 אמבטיה שירותים

SQFT 2453



# COMPS


Sold 08/12/2019



**\$294,000**

4 bds | 4 ba | 2,152 sqft

332 E 6th St, Jacksonville, FL 32206

 Sold


Sold 01/20/2020



**\$290,000**

3 bds | 2 ba | 2,120 sqft

215 E 6th St, Jacksonville, FL 32206

 Sold


Sold 12/09/2019



**\$245,000**

3 bds | 2 ba | 1,644 sqft

134 E 6th St, Jacksonville, FL 32206

 Sold


Sold 02/19/2020



**\$318,000**

3 bds | 3 ba | 1,836 sqft

312 E 7th St, Jacksonville, FL 32206

 Sold

# COMPS

Sold 04/09/2019



**\$287,000**

4 bds | 3 ba | 2,360 sqft

423 Walnut Ct, Jacksonville, FL 32206

Sold

Sold 03/28/2019



**\$305,000**

3 bds | 3 ba | 2,340 sqft

1517 N Liberty St, Jacksonville, FL 32206

Sold

Sold 01/18/2019



**\$382,965**

4 bds | 3 ba | 2,265 sqft

444 E 5th St, Jacksonville, FL 32206

Sold

Sold 12/07/2018



**\$318,000**

3 bds | 3 ba | 2,080 sqft

327 E 5th St, Jacksonville, FL 32206

Sold

# חזית



# מבט על









# נתונים מאתר השמאי המחוזי

City of Jacksonville, FL USA



**Jerry Holland, Property Appraiser**  
Fair And Accurate For All

Basic Search

Advanced Search

Tangible Search

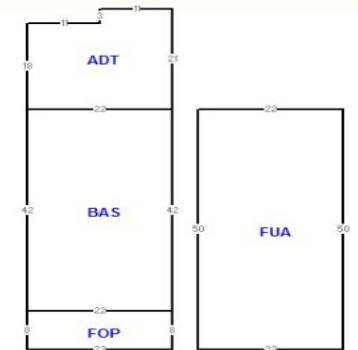
Collapse sections you do not want to print.

CONLEY GREG C  
777 S 3RD ST  
JACKSONVILLE BEACH, FL 32250

Primary Site Address  
1839 LIBERTY ST  
Jacksonville FL 32206

Official Record Book/Page  
18284-01369

Tile #  
6412



1839 LIBERTY ST

Property Detail

RE #	072165-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01190 SPRINGFIELD BLK 054-088
Total Area	4540
Characteristics	Historic Designation

Value Summary

Value Description	2019 Certified	2020 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$62,435.00	\$66,126.00
Extra Feature Value	\$633.00	\$646.00
Land Value (Market)	\$14,429.00	\$17,824.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$77,497.00	\$84,596.00
Assessed Value	\$77,497.00	\$84,596.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$77,497.00	See below



The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#).



# אתר המיסים המחוזי

[Account Detail](#)
[Print Bill](#)
[Property Appraiser](#)

Tax Account Details		
Account	Property Type	Year
072165-0000	REAL ESTATE	2019
<b>Mailing Address:</b> CONLEY GREG C 777 S 3RD ST JACKSONVILLE BEACH, FL 32250		<b>SITUS:</b> 1839 LIBERTY ST 32206
<b>Exemptions</b>	<b>Millage Code</b> USD1	<b>Escrow Code</b>
<b>TDA Number</b> 0	<b>Status Code</b>	<b>Status Message</b>
Legal Description		
2-46 37-2S-26E .100 SPRINGFIELD S1/2 LOT 5 BLK 70		

Ad Valorem Taxes						
Taxing Code	Taxing Authority	Assessed Value	Exemption Amount	Taxable Value	Millage Rate	Taxes
1001	CITY OF JACKSONVILLE	\$77,497.00	\$0.00	\$77,497.00	11.44190	\$886.71
2001	ST JOHNS RIVER WTR MGMT DIST	\$77,497.00	\$0.00	\$77,497.00	0.24140	\$18.71
4001	FL INLAND NAVIGATION	\$77,497.00	\$0.00	\$77,497.00	0.03200	\$2.48
6000	USD	\$77,497.00	\$0.00	\$77,497.00	0.00000	\$0.00
7001	SCHOOLS	\$77,497.00	\$0.00	\$77,497.00	6.15000	\$476.60
<b>Total</b>					<b>17.8653</b>	<b>\$1,384.50</b>

Non Ad-Valorems		
Non-Ad Valorem Assessments		
Levying Code	Levying Authority	Taxes
SOLW	COJ SOLID WASTE	\$151.80
STMW	COJ STORMWATER	\$60.00
<b>Total</b>		<b>\$211.80</b>

Taxes Due								
Account	Folio	Taxes	Fees	Interest	Discount	Paid	Due Date	Amount Due
072165-0000	1119828.0000	\$1,596.30	\$16.00	\$47.89	\$0.00	\$0.00	4/30/2020	\$1,660.19