

GEORGE ACQUISITIONS

We Buy with Purpose. You Walk Away Free.

Off-Market Deal Summary

1. Property Overview

- Address:
- Property Type (SFH, Duplex, Triplex, etc.):
- Bedrooms / Bathrooms:
- Square Footage:
- Lot Size:
- Year Built:
- Occupancy Status (Vacant, Tenant, Owner):
- Access Instructions (Lockbox, Appointment Only):

2. Financial Snapshot

- Asking Price:
- Estimated ARV (After Repair Value):
- Estimated Repair Costs:

- Suggested Exit Strategy (Flip, BRRRR, Rental):
- Potential Monthly Rent:
- Estimated Cash Flow / ROI:

3. Deal Terms

- Contract Type (Assignment, Double Close, etc.):
- Earnest Money Deposit (EMD):
- Buyer Pays All Closing Costs (Y/N):
- Non-Refundable After Inspection (Y/N):
- Title Company Handling Close:
- Close of Escrow Date (COE):

4. Additional Notes & Photos

- Seller Notes / Situation:
- Rehab Notes / Walkthrough Observations:
- Link to Drive Folder with Photos:
- Link to Video Walkthrough (if available):

5. Contact & Offer Instructions

For access, walkthrough scheduling, or to submit an offer, contact:

George Acquisitions

Name: _____

Phone: _____

Email: _____

Offers submitted to: _____