



HOMEVESTORS[®]
AMERICA'S #1 HOME BUYER

PRICE SLASHED = ONLY \$80K

OWNER FINANCING WITH \$10k DOWN!

326/328 Mt. Vernon in Port Norfolk

- Condo conversion project with tax credits
- Rehab and sell both sides, or live in one half!
- Major rehab needed - not for beginner
- \$80K purchase + \$150K rehab = \$210K invested before the cost of money
- Sell each side for \$200K for a huge profit! (Or live in one half; sell the other to be debt free!)
- Each side is currently 3 bedroom, 1 bath, 1750 SF
- Attic easily converted to additional living space
- Make each side a 3 bedroom, 2/5 bath for high resale value

Every Turn of Century Condo Sale in Portsmouth In Last 2 Years							
Address	Beds	Baths	SF	Build	Sale \$	Sold	Sale Type
1045 LECKIE STREET	3	2.5	2200	1915	219,000	6/26/2008	Investor
408 QUEEN ST	2	2.5	1698	1900	275,000	7/31/2007	Private
363 WASHINGTON	2	2	1400	1840	181,896	6/1/2009	Investor
448 DINWIDDIE ST	2	2	1340	1883	269,000	1/25/2008	Private
437 DINWIDDIE ST	2	1	1000	1890	173,500	3/31/2009	Investor

Active Turn of Century Condo Listings FOR SALE in Portsmouth As of Nov 21, 2009						
Address	List Price	Beds	Baths	SF	Built	
420 LONDON STREET	\$ 289,900	3	2	2400	1860	
702 B HIGH STREET	\$ 321,000	3	2	2350	1920	
406 QUEEN ST	\$ 295,000	2	2.5	1698	1900	
409 DINWIDDIE STREET C	\$ 265,000	2	2	1678	1880	
409 DINWIDDIE STREET B	\$ 259,000	2	2	1344	1880	
420 LONDON STREET	\$ 229,900	2	2	1300	1860	
448 DINWIDDIE STREET	\$ 259,900	2	2	1300	1883	
411 DINWIDDIE STREET	\$ 229,000	2	2	1136	1880	
401 DINWIDDIE STREET	\$ 222,000	2	2	1129	1880	
409 DINWIDDIE STREET A	\$ 229,000	2	2	1074	1880	
403 DINWIDDIE STREET C	\$ 209,900	2	2	1072	1880	
420 LONDON STREET	\$ 229,900	2	2	1000	1860	
403 DINWIDDIE STREET A	\$ 199,900	2	2	939	1880	
403 DINWIDDIE STREET B	\$ 209,900	2	2	826	1880	



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326/328 Mt. Vernon
OWNER FINANCING!



2050 SF/SIDE!



ALLEY IN BACK - OFF STREET PARK!



MULTIPLE FIREPLACES/SIDE
Living Room With Fireplace



KITCHEN DONE ON ONE SIDE



HUGE ROOMS
Dining Room With Fireplace



HARD WOOD THROUGHOUT
Bedroom With Fireplace

Call Patti @

757-472-2547