

ABC VENTURES GROUP · WHOLESAL DEAL CATALOG

Active Investment Opportunities

Off-market properties under contract and available for assignment. Below-market pricing with verified ARV, repair estimates, and deal terms.

Deal Pipeline Overview

Properties under contract and available for assignment

3

ACTIVE DEALS

3

STATES

\$35K

LOWEST ENTRY

\$155K

HIGHEST ENTRY

PROPERTY	STATUS	ASKING	EST. ARV	TYPE
1834 E 4th St, Winston-Salem, NC 27101	UNDER CONTRACT	\$122,500	\$171,000	Single-Family Residential
404 W Depot St, Corydon, IA 50060	UNDER CONTRACT	\$155,000	~\$200,000+	Single-Family Residential
2616 Lackawanna Ln, Laurel, MT 59044	UNDER CONTRACT	\$35,000	\$60,000— \$70,000	Mobile

UNDER CONTRACT

DEAL #01

1834 E 4th St, Winston-Salem, NC 27101

Single-Family Residential · 2 Bed / 1 Bath · N/A (built 1925)

ASKING PRICE	EST. ARV
\$122,500	\$171,000
POTENTIAL UPSIDE	EST. REPAIRS
~\$48,500 equity upside	~\$10,000 (cosmetic)

LOT SIZE	0.15 acres (~6,500 sq ft)
INSPECTION PERIOD	June 13, 2026
CLOSING	June 28, 2026

KEY HIGHLIGHTS

- Tenant in place paying \$1,200/mo until Feb 2027 — instant cash flow
- No HOA · Not in flood zone
- Urban Winston-Salem — close to downtown with redevelopment activity
- Annual property taxes only \$380—\$650
- Investor-ready: buy & hold or value-add flip

Interested? Contact us for full details, photos, and contract assignment.

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UNDER CONTRACT

DEAL #02

404 W Depot St, Corydon, IA 50060

Single-Family Residential · 3 Bed / 2.5 Bath · 1,512 sq ft

ASKING PRICE

\$155,000

EST. ARV

~\$200,000+

POTENTIAL UPSIDE

~\$45,000+ equity upside

EST. REPAIRS

**Light-to-medium rehab
(seller cleaning out)**

LOT SIZE

0.45 acres (19,602 sq ft) — 2 combined parcels

INSPECTION PERIOD

June 19, 2026

CLOSING

July 4, 2026

KEY HIGHLIGHTS

- Rare double-lot opportunity — 2 combined parcels, 0.45 acres total
- Built 1998 — newer construction, frame/vinyl, natural gas forced air
- 3 bed / 2.5 bath with carpet & vinyl flooring
- Strong rental demand — est. \$1,547/mo rent
- Low-entry Midwest market with steady appreciation
- Concrete slab foundation, asphalt shingle roof

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2616 Lackawanna Ln, Laurel, MT 59044

Mobile / Manufactured Home · 2 Bed / 1 Bath · 938 sq ft

ASKING PRICE

\$35,000

EST. ARV

\$60,000—\$70,000

POTENTIAL UPSIDE

**\$25,000—\$35,000 equity
upside**

EST. REPAIRS

**Minimal (good condition
per seller)**

LOT SIZE

Mobile home community

INSPECTION PERIOD

TBD

CLOSING

TBD

KEY HIGHLIGHTS

- Priced well below market — strong investor margin
- Good condition — photos available, minimal repairs needed
- Laurel, MT — Yellowstone County, Billings metro area
- Rent comps: \$1,300—\$1,900/mo for mobile homes in area
- Cash flow opportunity at this price point
- Seller motivated and responsive

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