

Big savings for handy homeowners

2669 N 15 st

Milwaukee, Wisconsin 53206



2669 N 15th Street is located in the North Division area of Milwaukee, WI. At this time, the property has an estimated value of \$53,200 and yearly taxes of \$462. This townhome has 3 bedrooms, 2 bathrooms, and approximately 1,668 sqft of living space. The property was built in 1900. Similar townhomes nearby have 3 bedrooms, 2 baths and sell for arou

Exclusively Presented By:

Luke

Midwest Visual Properties LLC

PO Box 80485

Milwaukee

414-502-8399

midvp LLC@gmail.com

<http://connectedinvestors.com/website/midwest-visual-properties-llc>



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BUYER MARKETING SHEET (HOLD)

Great potential at bargain price!

Property Address: **2669 N 15 st**

Property City, State, ZIP: **Milwaukee, Wisconsin 53206**

Bedrooms: **3** Baths: **2** Sq.Feet: **1668** Built: **1900**

Notes:

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Project Description: This is a Multi-Family Home located at 2669 North 15th Street, Milwaukee, WI. 2669 N 15th St has 3 beds, 2 baths, and approximately 1,668 square feet. The property has a lot size of 2,100 sqft and was built in 1900. The average list price for similar homes for sale is \$64,790. 2669 N 15th St is in the North Division neighborhood in Milwaukee, WI. The average

<u>PURCHASE/REHAB ASSUMPTIONS</u>		% of ARV
After-Repair Value (ARV)	75,000.00	
Purchase Price (Offer Price)	20,000.00	27%
Rehab Costs	9,000.00	12%
Total Closing (not inc. Refi) and Holding Costs	3,000.00	4%
Total Financing Costs	-	0%
Total Project Cost Basis	32,000.00	43%
Total Amount Financed	-	
Total Cash Committed	32,000.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,400.00	Projected New Loan Amount (for Refi)	63,750.00
Projected Monthly Expenses	280.00	Cash-Out at Refi (net of closing costs)	61,837.50
Projected Monthly Net Operating Income	1,120.00	Profit at Refi	29,837.50
		Cash Left in the Deal after Refi	-
Cap Rate Based on Cost Basis	42.0%	Equity Left in the Deal after Refi	11,250.00
Cap Rate Based on ARV	17.9%	Monthly Cash Flow (before-tax)	625.75
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	infinite
Assumed Time to Complete Refi	2 Months	DCR of New Loan	2.27
Total Time between Acquisition and Refi	4 Months	<i>Assuming 7% Rate and 20 Year Amortization</i>	



CASH FLOW SUMMARY (HOLD)

Great investment for fix and hold					Luke				
2669 N 15 st					Midwest Visual Properties LLC				
Milwaukee, Wisconsin 53206					414-502-8399				
Month	0	1	2	3	4	5	6	7	8
Purchase	(20,000)								
Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses	(9,000)								
Interest (Paid or Accrued)		0	0	0	0				
Total Cash Spent in Period	(30,500)	(375)	(375)	(375)	(375)				
Cumulative Financed	0	0	0	0	0				
Cumulative Cost Basis	(30,500)	(30,875)	(31,250)	(31,625)	(32,000)				
Refinance: New Loan Amount					63,750				
Closing Costs on New Loan					(1,913)				
PayOff Existing Loan					0				
Cash Out at Refi					61,838				
Profit to Investor at Refi					29,838				
Return on Cash Investment					279.73%				
Cash Tied up in Deal					0				
Equity Left in Deal					11,250				

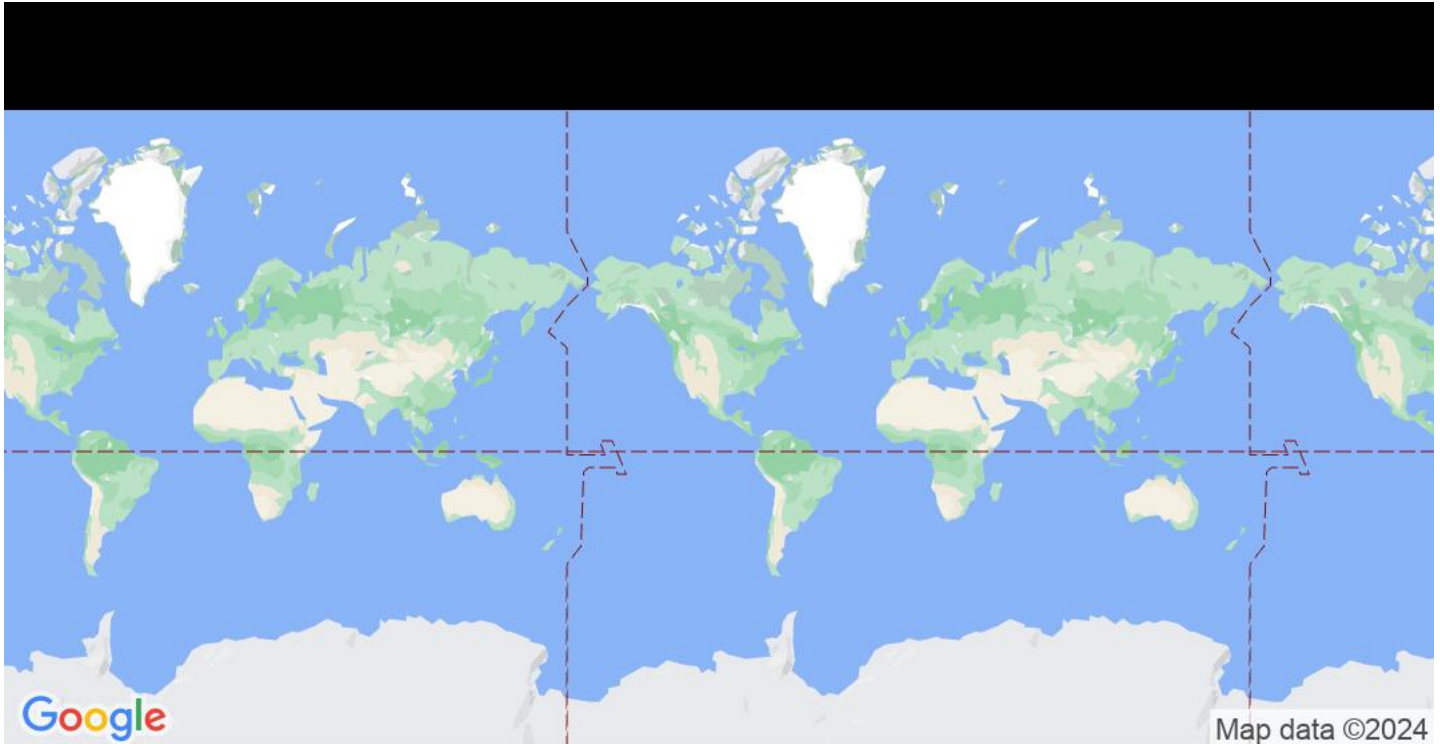
CASH FLOW TO LENDER (HOLD)

2669 N 15 st Milwaukee, Wisconsin 53206					Luke Midwest Visual Properties LLC 414-502-8399				
Points Offered to Lender:	3.00%				Total Interest Income:	-			
Interest Rate Offered to Lender:	10.00%				Points, Fees:	-			
Profit Split to Lender:	50.00%								
Total Amount Funded By Lender:	0				Total:	-			
Total Loan Amount (inc deferred):	0								
					Cash-on-Cash Return (annual):				
					IRR (annualized):				
Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan					0				
Profit Split from Cash-Out Refi									
Cashflows Out									
Cashflows In									
Net									

COMPARABLE SALES REPORT

Property Address: **2669 N 15 st**
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 17221724 W Lawn Ave MILWAUKEE WI	4	2	2,168	01/04/2016		62,000			
2. 4635 N 42nd St Milwaukee WI	4	2	2,008	02/23/2016		79,900			
3. 4218 N 41st St Milwaukee WI	0	0	1,891	01/05/2016		79,900			
4. 4103 N 48th St Milwaukee WI	4	2	1,718	04/25/2016		91,500			
5. 2615 W Victory Ln Milwaukee WI	8	1	3,200	03/11/2016		98,000			

Average