

# **NEWBIE BUY AND HOLD STARTER KIT**

**518, 520, 522, 524 W Jackson St  
Battle Creek, MI 49037**



**Near Turnkey fourplex with 2015 roof, 2010 hot water heater, 4- 2010 forced air furnaces, updated electrical, upgraded electrical service, recently upgraded flooring and paint. The two lower units are leased under Section 8 housing. Two upper units are empty at this time. Property is located in a green (lowest) crime area.**

**Exclusively Presented By:**

**James Watts**

**Renters Into Owners, LLC**

**440 Moffett Blvd, space 93**

**Mountain View, California 94043**

**2085592540**

**[jimrosana@gmail.com](mailto:jimrosana@gmail.com)**



# BUYER MARKETING SHEET (HOLD)

## FOURPLEX: CLEAR 500-900 MONTHLY CASHFLOW

Property Address: **518, 520, 522, 524 W Jackson St**

Property City, State, ZIP: **Battle Creek, MI 49037**

Bedrooms: **7** Baths: **4** Sq.Feet: **3200** Built: **1915**

Notes: Replaced windows, solid foundation & structure, quiet neighborhood, low crime, near downtown Battle Creek, Post Office

**Presented by:**

**James Watts**

Renters Into Owners, LLC

2085592540

jimrosana@gmail.com

**Project Description:** Detailed NACHI Professional Inspection available. Inspection report lists repairs needed by unit. Roof, windows, hvac, plumbing, electrical, water heater, appliances, interior paint and flooring, exterior paint, exterior doors have all been changed out and given regular upkeep over the years. Roof installed 2015. 4- forced air gas furnaces installed 2010.

<b>PURCHASE/REHAB ASSUMPTIONS</b>	<b>% of ARV</b>	
After-Repair Value (ARV)	110,000.00	
<b>Purchase Price (Offer Price)</b>	<b>99,900.00</b>	91%
Rehab Costs	5,000.00	5%
Total Closing (not inc. Refi) and Holding Costs	3,300.00	3%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>108,200.00</b>	<b>98%</b>
Total Amount Financed	-	
Total Cash Committed	108,200.00	

### **PROJECTED RESULTS**

Projected Monthly Rent (net of vacancy)	1,908.00	Projected New Loan Amount (for Refi)	88,000.00
Projected Monthly Expenses	1,097.80	Cash-Out at Refi (net of closing costs)	88,000.00
Projected Monthly Net Operating Income	810.20	Profit at Refi	-
Cap Rate Based on Cost Basis	9.0%	Cash Left in the Deal after Refi	20,200.00
Cap Rate Based on ARV	<b>8.8%</b>	Equity Left in the Deal after Refi	22,000.00
Assumed Time to Complete Rehab	1 Month	Monthly Cash Flow (before-tax)	224.73
Assumed Time to Complete Refi	0 Months	Cash-on-Cash Return (before-tax)	13.4%
Total Time between Acquisition and Refi	1 Month	<b>DCR of New Loan</b>	1.38
		<i>Assuming 7% Rate and 30 Year Amortization</i>	

## CASH FLOW SUMMARY (HOLD)

**518, 520, 522, 524 Jackson St W  
518, 520, 522, 524 W Jackson St  
Battle Creek, MI 49037**

**James Watts  
Renters Into Owners, LLC  
2085592540**

Month	0	1	2	3	4	5	6	7	8
Purchase	(99,900)								
Closing Costs	(2,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(1,300)							
Rehab Draws/Expenses		(5,000)							
Interest (Paid or Accrued)		0							
Total Cash Spent in Period	(101,900)	(6,300)							
Cumulative Financed	0	0							
Cumulative Cost Basis	(101,900)	(108,200)							
Refinance: New Loan Amount									
		88,000							
Closing Costs on New Loan		0							
PayOff Existing Loan		0							
Cash Out at Refi		88,000							
Profit to Investor at Refi									
		0							
Return on Cash Investment									
		0.00%							
Cash Tied up in Deal									
		20,200							
Equity Left in Deal									
		22,000							

## CASH FLOW TO LENDER (HOLD)

**518, 520, 522, 524 W Jackson St  
Battle Creek, MI 49037**

**James Watts  
Renters Into Owners, LLC  
2085592540**

Interest Rate Offered to Lender: 7.00%

Total Interest Income: -

Total Amount Funded By Lender: 0

Total: -

Cash-on-Cash Return (annual):

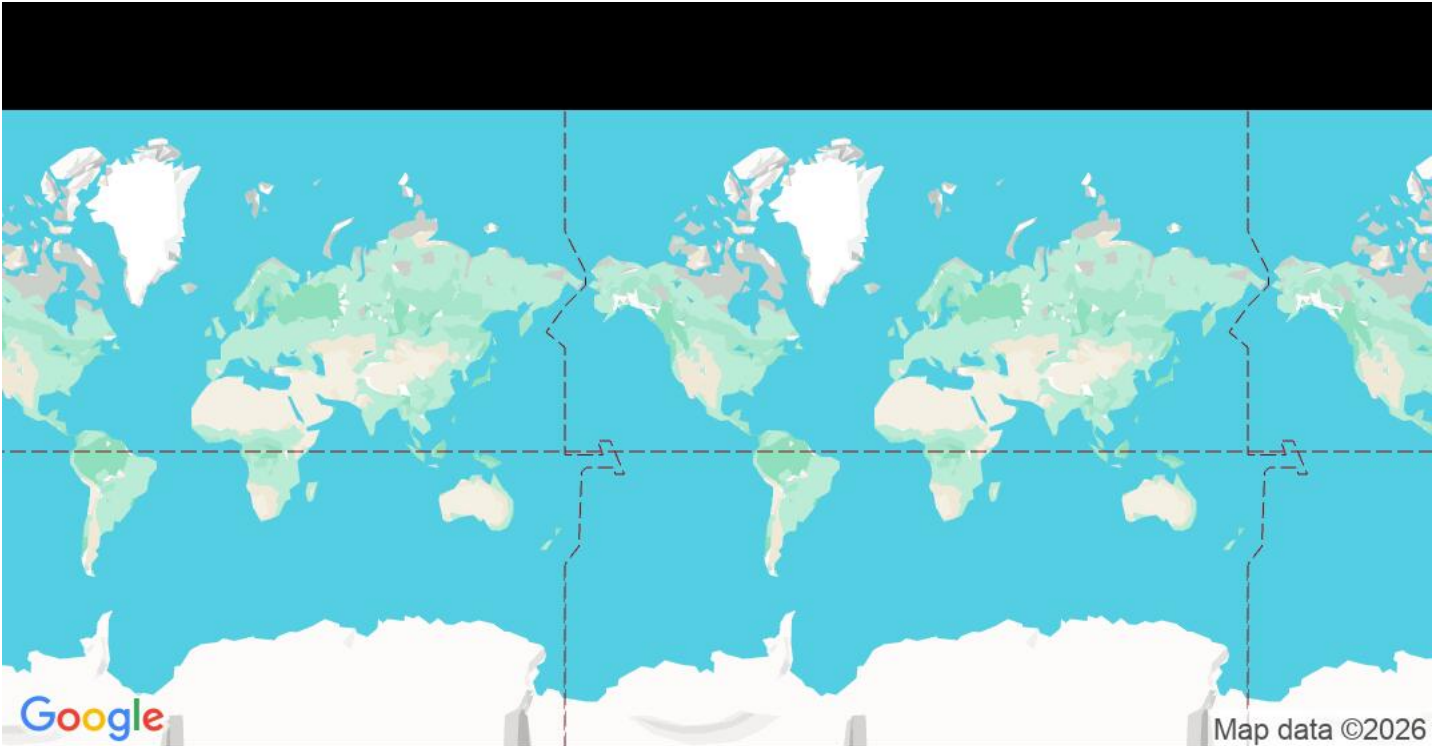
IRR (annualized):

Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
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						
Cashflows Out									
Cashflows In									
Net									

# COMPARABLE SALES REPORT

Property Address: **518, 520, 522, 524 W Jackson St**  
 Property City, State, ZIP: **Battle Creek, MI 49037**  
 Bedrooms: **7** Baths: **4** Sq.Feet: **3200** Built: **1915**  
 Notes: 4 apartments: 2 already rented, 2 available to rent

Presented by:  
 James Watts  
 Renters Into Owners, LLC  
 2085592540  
 jimrosana@gmail.com



<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1. 161 Capital Ave NE, Battle Creek, MI 49017	5	3.5	3,580	1/28/16		140,000			single family home
2. 45 Leitch Dr, Battle Creek, MI 49037	6	5	3,996	1/12/14		190,840			4 unit apartment building in Lakeview School District, 1.56
3. 25 Orchard Place, Battle Creek, MI 49037	14	6	6,000	4/8/14		64,000			zoned 2 - 4 units; needed repairs
4. 41 Glenwood Ave, Battle Creek, MI 49017	4	2.5	2,388	8/11/16		100,000			single family home
5. 14 Elizabeth St, Battle Creek, MI 49017	5	1.5	2,118	7/6/16		63,500			single family home
6. 87 Sherman Rd, Battle Creek, MI 49017	4	2	2,338	12/2/16		103,000			single family home
7. 117 Chestnut, Battle Creek, MI 49017	4	2	2,558	2/29/16		152,000			single family home
8. 15 Maurer Dr, Battle Creek, MI	3	1.5	2,352	10/6/16		125,000			2 units
9. 198 Bedford Rd N, Battle Creek, MI	4	2	1,772	12/5/16		134,000			single family home, 1.06 acre
10. 192 Fremont St, Battle Creek, MI 49037	4	2	2,762	9/26/14		135,000			single family home

**Average**