Lots of Upgrades, and Multi-Family Potential

Instant Equity AND High Cash Flow

4600 PHILADELPHIA DR, DAYTON

DAYTON, OH 45405

This large home has 5 bedrooms, full size bath up, and master bedroom or in-law suite down with separate bath and shower. Living room, dining room, family room all with newer flooring. Kitchen has been recently updated with new counters, cabinets, and tile floor. Laundry on first floor, leaving basement free for storage. 2 car garage and nice yard

Exclusively Presented By:

Brian Ruland

B Real Properties, LLC

San Antonio , TX 78242

(210) 741-9945

brian@brealproperties.com

B Real Properties
win win solutions

PROJECT SUMMARY

PROJECT SUMMARY - FLIP

PURCHASE/REHAB ASSUMPTIONS		
Purchase Price	42,000.00	A
Rehab Cost	40,272.00	B
Total Closing (not inc. Sale) and Holding Costs	3,900.00	C
Total Financing Costs	-	D
Projected Cost of Sale	9,100.00	E
Total Project Cost	86,172.00	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	86,172.00	G

RESULTS		
Projected Resale Price	130,000.00	H
Total Project Cost	86,172.00	I
Lender Split of Profits	-	J
Flip Profit	34,728.00	K=H-I-J
ROI	40.30%	K/G
Annualized ROI	96.72%	

Breakdown of Financing Costs:	
Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

Flip Exit Strategy

Property Address: **4600 PHILADELPHIA DR, DAYTON**
Property City, State, ZIP: **DAYTON, OH 45405**
Bedrooms: **5** Baths: **2** Sq.Feet: **1775** Built: **1919**
Notes:

Presented by:
Brian Ruland
B Real Properties, LLC
(210) 741-9945
brian@brealproperties.com

Project Description:

Additional Notes:

PURCHASE/REHAB ASSUMPTIONS		
		% of ARV
After-Repair Value (ARV)	130,000.00	
Purchase Price (Offer Price)	**42,000.00**	**32.31%**
Rehab Costs	40,272.00	30.98%
Total Closing and Holding Costs	3,900.00	3.00%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	9,100.00	null
Total Project Cost Basis	**86,172.00**	66.29%
Total Amount Financed	0.00	
Total Cash Committed	86,172.00	

PROJECTED RESULTS	
Projected Resale Price	130,000.00
Total Project Cost Basis	86,172.00
Flip Profit	**34,728.00**
ROI	40.30%
Annualized ROI	96.72%
Timeline Assumptions	
Time to Complete Rehab	2 Months
Time to Complete Sale	3 Months
Total Time	5 Months

Fix, Hold, Rent Exit Strategy

Instant Equity AND High-Cash Flow!

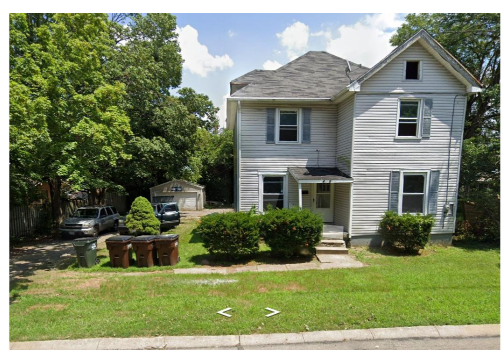
Property Address: **4600 PHILADELPHIA DR, DAYTON**
Property City, State, ZIP: **DAYTON, OH 45405**
Bedrooms: **5** Baths: **2** Sq.Feet: **1775** Built: **1919**
Notes:

Presented by:
Brian Ruland
B Real Properties, LLC
(210) 741-9945
brian@brealproperties.com

Project Description: Great neighborhood, 2-car garage, plenty of other off-street parking.

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	130,000.00	
Purchase Price (Offer Price)	**42,000.00**	32%
Rehab Costs	40,272.00	31%
Total Closing and Holding Costs	3,900.00	3%
Total Financing Costs	-	0%
Total Project Cost Basis	**86,172.00**	66%
Total Amount Financed	-	
Total Cash Committed	86,172.00	

PROJECTED RESULTS			
Projected Monthly Rent (net of vacancy)	1,140.00		
Projected Monthly Expenses	764.00		
Projected Monthly Net Operating Income	376.00		
Cap Rate Based on Cost Basis	5.2%	Sweat Equity at End of Rehab	43,828.00
Cap Rate Based on ARV	**3.5%**	Monthly Cash Flow (before-tax)	376.00
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	5.2%
Assumed Time to Lease Up	2 Months		
Total Time between Acquisition and Lease-up	4 Months		



STABILIZED INCOME AND EXPENSES (HOLD)

4600 PHILADELPHIA DR, DAYTON DAYTON, OH 45405	Brian Ruland B Real Properties, LLC (210) 741-9945

OPERATING INCOME

Unit Type #	# of units	Unit type	Square Ft	$/Ft/Mth	Monthly	Annual Rent	% of GSI
1	1		1,775		1,200	14,400	100.0%
2					0		
3					0		
4					0		
5					0		
6					0		
7					0		
8					0		
9					0		
10					0		
11					0		
12					0		
Total	1		1,775				
Gross Schedule Income					1,200	14,400	100%
VACANCY LOSS				5.0%	60	720	
Other Income					0	0	
Gross Operating Income (Effective Gross Inc)					1,140	13,680	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Total Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	1,368	114	1,368	14.9%	10.0%
Advertising						
Insurance Hazard		480	40	480	5.2%	3.5%
Janitorial						
Landscape Maintenance		960	80	960	10.5%	7.0%
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance		960	80	960	10.5%	7.0%
Reserves		960	80	960	10.5%	7.0%
Taxes - Property		3,840	320	3,840	41.9%	28.1%
other						
Utilities:						
Water/Sewer		600	50	600	6.5%	4.4%
Gas						
Other Utilities						
Total Operating Expenses		**9,168**	**764**	**9,168**	**100%**	**67%**
Net Operating Income		4,512	376	4,512		33%

CASH FLOW SUMMARY (FLIP)

4600 PHILADELPHIA DR, DAYTON DAYTON, OH 45405	Brian Ruland B Real Properties, LLC (210) 741-9945

Month	0	1	2	3	4	5	6	7	8
Purchase	(42,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(480)	(480)	(480)	(480)	(480)			
Rehab Draws/Expenses	(40,272)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(83,772)	(480)	(480)	(480)	(480)	(480)			
Cumulative Cost Basis	(83,772)	(84,252)	(84,732)	(85,212)	(85,692)	(86,172)			
Sale Price						130,000			
Selling Costs						(9,100)			
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)						34,728			
Total Cash Committed						86,172			
Return on Cash Investment (annualized)						96.72%			

CASH FLOW SUMMARY (HOLD)

4600 PHILADELPHIA DR, DAYTON
DAYTON, OH 45405

Brian Ruland
B Real Properties, LLC
(210) 741-9945

Month	0	1	2	3	4	5	6	7	8
Purchase	(42,000)								
Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(600)	(600)	(600)	(600)				
Rehab Draws/Expenses	(40,272)								
Interest (Paid or Accrued)		0	0	0	0				
Total Cash Spent in Period	(83,772)	(600)	(600)	(600)	(600)				
Cumulative Financed	0	0	0	0	0				
Cumulative Cost Basis	(83,772)	(84,372)	(84,972)	(85,572)	(86,172)				

Profit to Investor at Refi									
Cash Tied up in Deal					86,172				
Equity Left in Deal					130,000				

CASH FLOW TO LENDER (HOLD)

4600 PHILADELPHIA DR, DAYTON **DAYTON, OH 45405**	**Brian Ruland** **B Real Properties, LLC** **(210) 741-9945**

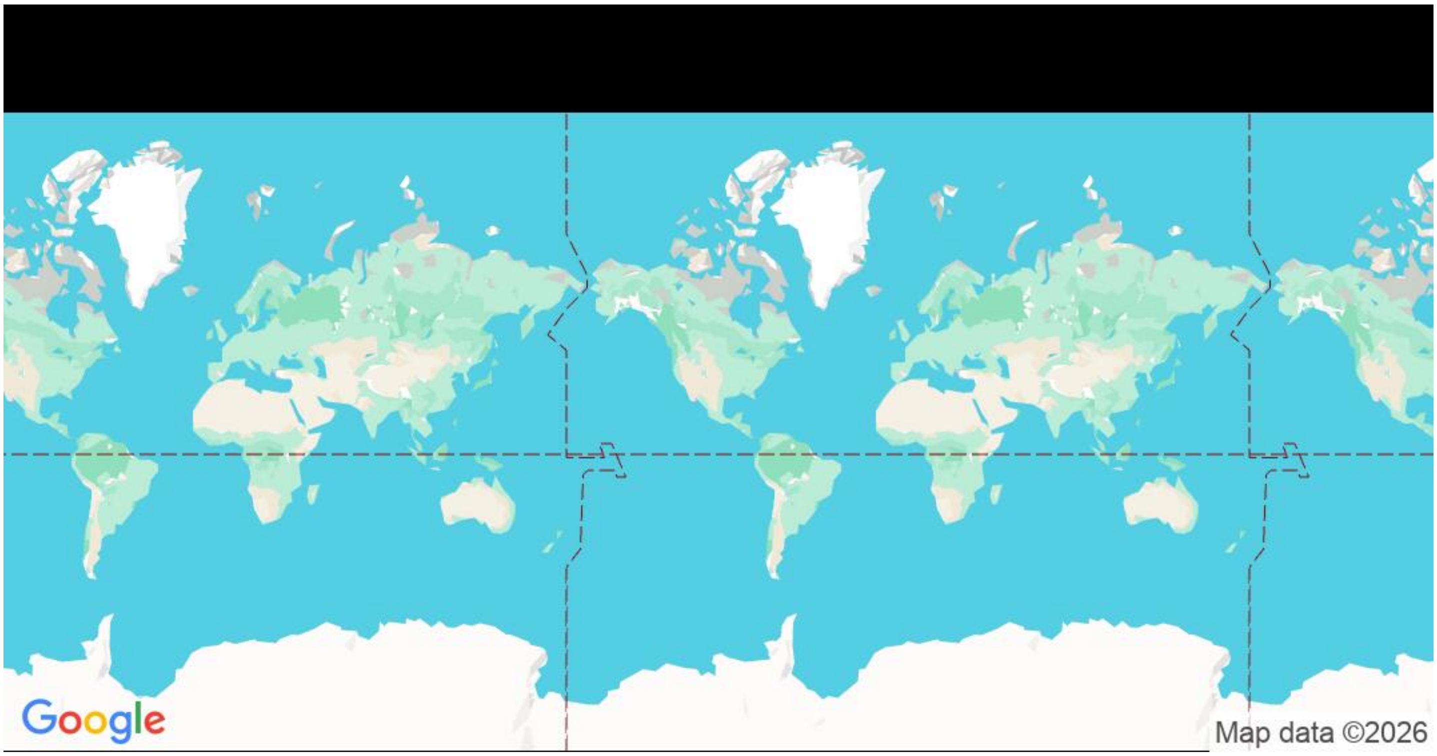
Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
Total Amount Funded By Lender:	0	Total:	-
Total Loan Amount (inc deferred):	0	Cash-on-Cash Return (annual):	
		IRR (annualized):	

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				
Cashflows Out									
Cashflows In									
Net									

COMPARABLE SALES REPORT

Property Address: **4600 PHILADELPHIA DR, DAYTON**
Property City, State, ZIP: **DAYTON, OH 45405**
Bedrooms: **5** Baths: **2** Sq.Feet: **1775** Built: **1919**
Notes:

Presented by:
Brian Ruland
B Real Properties, LLC
(210) 741-9945
brian@brealproperties.com



Property Address	Beds	Baths	SqFt	Sold	Built	Price	$/SqFt	Dist	Notes
1. 3343 Waldeck Pl Dayton OH	4	2	1,344	04/09/2020		114,000	85	0.55	
2. 3701 Wales Dr Dayton OH	3	3	2,172	05/17/2019		136,900	63	0.61	
3. 152 Elm Hill Dr Dayton OH	3	3	1,877	08/22/2019		135,000	72	1.08	
4. 5306 Susan Dr Dayton OH	3	3	1,839	07/10/2019		132,000	72	1.13	
5. 3801 Ramsdell Ct Dayton OH	3	2	2,116	12/18/2019		133,900	63	0.64	
Average						**130,360**	**71**		

null

4600 PHILADELPHIA DR, DAYTON

Lump Sum Budget:	40272.00