

## **South Bend Four Pack**

**1503, 1504, 1507, 1508 Hermosa Place  
South Bend, IN 46613**



**Four recently renovated houses for less than the price of one.**

**Exclusively Presented By:**

**Stephen Fryer**

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**South Bend**

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# BUYER MARKETING SHEET (HOLD)

## South Bend Four Pack

Property Address: **1503, 1504, 1507, 1508 Hermosa Place**

Property City, State, ZIP: **South Bend, IN 46613**

Bedrooms: **2** Baths: **1** Sq.Feet: **700** Built: **1923**

Notes: 4 houses for less than the price of 1

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**Project Description:** Four cute little two bed, 1 bath houses. Three are presently leased at \$500 to Section 8 tenants. All have been recently renovated. One tenant was recently evicted so a clean up is required..

<b>PURCHASE/CONSTRUCTION ASSUMPTIONS</b>		% of ABV
As-Built Value (ABV)	160,000.00	
<b>Purchase Price (Offer Price)</b>	<b>80,000.00</b>	50%
Construction Costs	1,000.00	1%
Total Closing and Holding Costs	1,600.00	1%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>82,600.00</b>	52%
Total Amount Financed	-	
Total Cash Committed	82,600.00	

### PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,940.00
Projected Monthly Expenses	1,054.00
Projected Monthly Net Operating Income	886.00

Cap Rate Based on Cost Basis	12.9%	Sweat Equity at End of Rehab	77,400.00
Cap Rate Based on ABV	<b>6.6%</b>	Monthly Cash Flow (before-tax)	886.00
Assumed Time to Complete Construction	1 Month	Cash-on-Cash Return (before-tax)	12.9%
Assumed Time to Lease Up	1 Month		
Total Time between Acquisition and Lease-up	2 Months		

## CASH FLOW SUMMARY (HOLD)

South Bend Four Pack 1503, 1504, 1507, 1508 Hermosa Place South Bend, IN 46613				Stephen Fryer Two Brothers Real Estate Investments LLP 613-255-2053					
Month	0	1	2	3	4	5	6	7	8
Purchase	(80,000)								
Closing Costs	(1,600)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Construction Draws/Expenses	(1,000)								
Interest (Paid or Accrued)		0	0						
Total Cash Spent in Period	(82,600)	0	0						
Cumulative Financed	0	0	0						
Cumulative Cost Basis	(82,600)	(82,600)	(82,600)						
Cash Tied up in Deal			82,600						
Equity Left in Deal			160,000						

## CASH FLOW TO LENDER (HOLD)

**1503, 1504, 1507, 1508 Hermosa Place  
South Bend, IN 46613**

**Stephen Fryer  
Two Brothers Real Estate Investments LLP  
613-255-2053**

Interest Rate Offered to Lender: 0.00%

Total Interest Income: -

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									
Construction 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: **1503, 1504, 1507, 1508 Hermosa Place**

Property City, State, ZIP: **South Bend, IN 46613**

Bedrooms: **2** Baths: **1** Sq.Feet: **700** Built: **1923**

Notes:

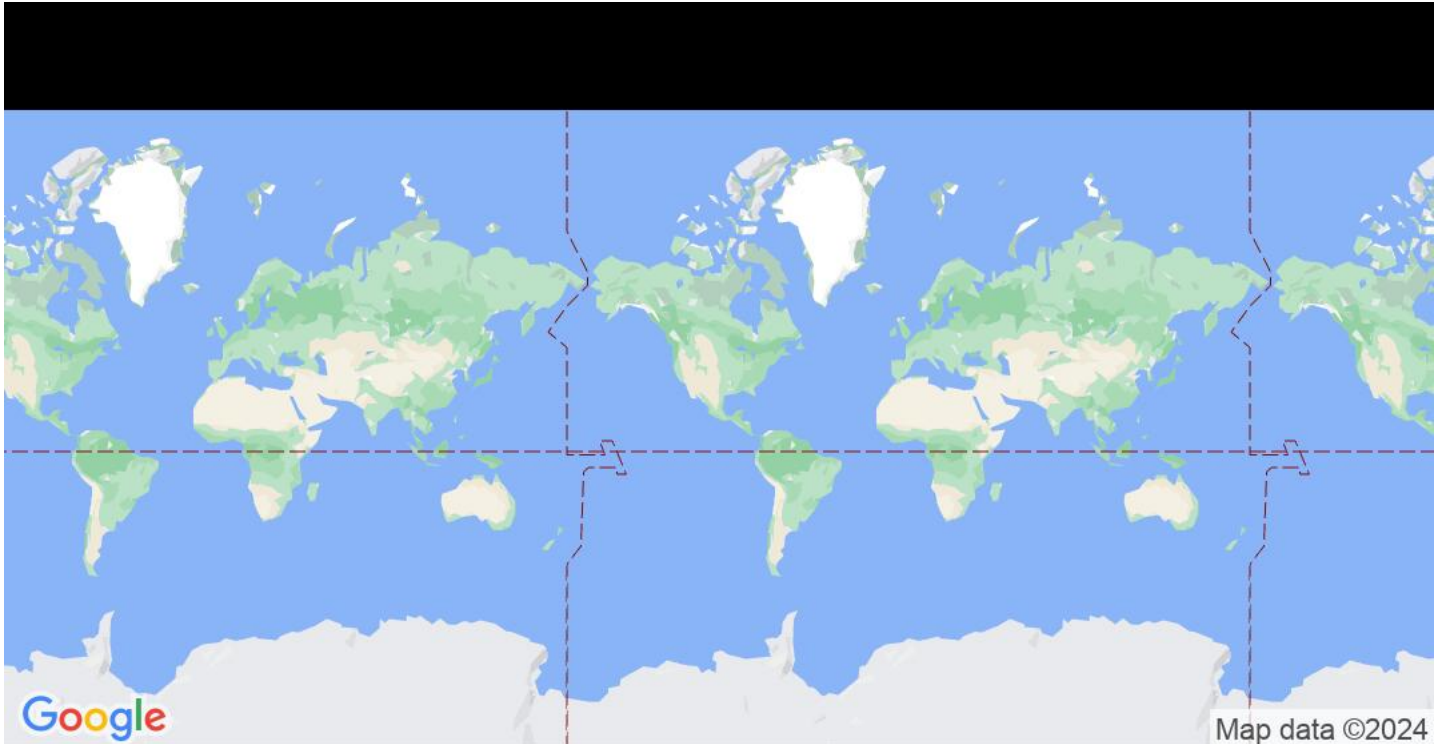
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 1011 Clover St South Bend, IN 46615	2	1	760	11/25/18		48,646	64		Full rehab for retail
2. 1211 Emerson Ave South Bend, IN 46615	3	1	984	08/18/19		48,000	49		Clean but dated
3. 1435 E Bowman St South Bend, IN 46613	2	1	772	04/02/18		50,500	65		Well maintained, but dated

**Average**