

# Easy Cash Flow

**1609 Obrien ,  
St South Bend, IN 46628**



**Wonderful rental property. 3 beds 1 bath 1,200 sqft. Tenanted and cash flowing. Ready to go. A business in a box.**

**Exclusively Presented By:**

**Stephen Fryer**

**A2Z Property Solutions**

**2913 Mishawaka Ave**

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# BUYER MARKETING SHEET (HOLD)

## Easy Cash Flow

Property Address: **1609 Obrien ,**  
 Property City, State, ZIP: **St South Bend, IN 46628**  
 Bedrooms: **3** Baths: **1** Sq.Feet: **1200** Built: **1944**

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Notes:

**Project Description:** Tenanted and cash flowing. A business in a box, ready to go. All you have to do is start cashing the cheques.

<b>PURCHASE/REHAB ASSUMPTIONS</b>	% of ARV	
After-Repair Value (ARV)	46,300.00	
<b>Purchase Price (Offer Price)</b>	<b>35,000.00</b>	76%
Rehab Costs	-	0%
Total Closing and Holding Costs	-	0%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>35,000.00</b>	<b>76%</b>
Total Amount Financed	-	
Total Cash Committed	35,000.00	

### **PROJECTED RESULTS**

Projected Monthly Rent (net of vacancy)	570.00		
Projected Monthly Expenses	257.00		
Projected Monthly Net Operating Income	313.00		
Cap Rate Based on Cost Basis	10.7%	Sweat Equity	11,300.00
Cap Rate Based on ARV	<b>8.1%</b>	Monthly Cash Flow (before-tax)	313.00
Assumed Time to Complete Rehab	0 Months	Cash-on-Cash Return (before-tax)	10.7%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	0 Months		

## STABILIZED INCOME AND EXPENSES (HOLD)

Easy Cash Flow 1609 Obrien , St South Bend, IN 46628				Stephen Fryer A2Z Property Solutions 574-203-5770			
OPERATING INCOME							
Unit Type #	# of units	Unit type	Square Ft	\$/Ft/Mth	Monthly	Annual Rent	% of GSI
1	1	3br	1,200		600	7,200	100.0%
<b>Total</b>		1	1,200				
Gross Schedule Income					600	7,200	100%
VACANCY LOSS					5.0%	30	360
Other Income					0	0	
Gross Operating Income (Effective Gross Inc)					570	6,840	

  

OPERATING EXPENSES	Cost/Unit /Year	Total Monthly	Total Annual	% of Total Expenses	% of GOI	
Management Fee (% of Gross income)	10.0%	684	57	684	22.2%	10.0%
Advertising						
Insurance Hazard		600	50	600	19.5%	8.8%
Janitorial						
Landscape Maintenance		720	60	720	23.3%	10.5%
Legal						
Referrals or commissions						
Repairs and Maintenance		600	50	600	19.5%	8.8%
Reserves						
Taxes - Property		480	40	480	15.6%	7.0%
<b>Utilities:</b>						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
<b>Total Operating Expenses</b>		<b>3,084</b>	<b>257</b>	<b>3,084</b>	<b>100%</b>	<b>45%</b>
<b>Net Operating Income</b>		<b>3,756</b>	<b>313</b>	<b>3,756</b>		<b>55%</b>

## CASH FLOW TO LENDER (HOLD)

<b>1609 Obrien , St South Bend, IN 46628</b>	<b>Stephen Fryer A2Z Property Solutions 574-203-5770</b>
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Points Offered to Lender: 3.00%  
 Interest Rate Offered to Lender: 10.00%

Total Amount Funded By Lender: 0  
 Total Loan Amount (inc deferred): 0

Total Interest Income:  
 Points, Fees: -

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									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
<b>Total Loan Balance</b>									
Payback of the Loan	0								
Cashflows Out									
Cashflows In									
Net									