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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A2Z Property Solutions

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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**
Notes:

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

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	46,300.00	
Purchase Price (Offer Price)	**35,000.00**	76%
Rehab Costs	-	0%
Total Closing and Holding Costs	-	0%
Total Financing Costs	-	0%
Total Project Cost Basis	**35,000.00**	76%
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	**8.1%**	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		

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STABILIZED INCOME AND EXPENSES (HOLD)

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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%
Total	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%
Utilities:						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
Total Operating Expenses		**3,084**	**257**	**3,084**	**100%**	**45%**
Net Operating Income		3,756	313	3,756		55%

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CASH FLOW TO LENDER (HOLD)

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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									

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