

A business in a box.

**1222 Johnson St
South Bend, IN 46628**



Wonderful rental property. 3 beds 1 bath 842 sqft. Tenanted and cash flowing. Ready to go.

Exclusively Presented By:

Stephen Fryer

A2Z Property Solutions

2913 Mishewaka Ave

St South Bend

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BUYER MARKETING SHEET (HOLD)

A Business in a box

Property Address: **1222 Johnson St**
 Property City, State, ZIP: **South Bend, IN 46628**
 Bedrooms: **3** Baths: **1** Sq.Feet: **842** Built: **1925**

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Notes:

Project Description:

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)	475.00		
Projected Monthly Expenses	247.50		
Projected Monthly Net Operating Income	227.50		
Cap Rate Based on Cost Basis	7.8%	Sweat Equity	11,300.00
Cap Rate Based on ARV	5.9%	Monthly Cash Flow (before-tax)	227.50
Assumed Time to Complete Rehab	0 Months	Cash-on-Cash Return (before-tax)	7.8%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	0 Months		

STABILIZED INCOME AND EXPENSES (HOLD)

1222 Johnson St South Bend, IN 46628				Stephen Fryer A2Z Property Solutions 574-330-0107		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	1	3br	842	500	6,000	100.0%
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
Total			842			
Gross Schedule Income				500	6,000	100%
VACANCY LOSS				25	300	
Other Income				0	0	
Gross Operating Income (Effective Gross Inc)				475	5,700	

OPERATING EXPENSES	Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	570	48	570	19.2% 10.0%
Advertising					
Insurance Hazard		600	50	600	20.2% 10.5%
Janitorial					
Landscape Maintenance		720	60	720	24.2% 12.6%
Legal					
Miscellaneous					
Referrals or commissions					
Repairs and Maintenance		600	50	600	20.2% 10.5%
Reserves					
Taxes - Property		480	40	480	16.2% 8.4%
other					
Utilities:					
Water/Sewer					
Electricity					
Gas					
Fuel Oil					
Other Utilities					
Total Operating expenses		2,970	248	2,970	100% 52%
Net Operating Income		2,730	227	2,730	48%

CASH FLOW TO LENDER (HOLD)

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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)									
Total Loan Balance									
Payback of the Loan	0								
Cashflows Out									
Cashflows In									
Net									