

# **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, IN 46615**

**574-330-0107**

**[a2zstephen.fryer@gmail.com](mailto:a2zstephen.fryer@gmail.com)**



# 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:**

<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)	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	<b>5.9%</b>	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	Square Ft	\$/Ft/Mth	Monthly	Annual Rent	% of GSI
1	1	3br	842		500	6,000	100.0%
<b>Total</b>			842				
Gross Schedule Income					500	6,000	100%
VACANCY LOSS					5.0%	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 Total 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						
<b>Utilities:</b>						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
<b>Total Operating Expenses</b>		<b>2,970</b>	<b>248</b>	<b>2,970</b>	<b>100%</b>	<b>52%</b>
<b>Net Operating Income</b>		<b>2,730</b>	<b>227</b>	<b>2,730</b>		<b>48%</b>

## CASH FLOW TO LENDER (HOLD)

<b>1222 Johnson St</b> <b>South Bend, IN 46628</b>	<b>Stephen Fryer</b> <b>A2Z Property Solutions</b> <b>574-330-0107</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									