A business in a box.

1342 Obrien St

South Bend, IN 46628



Wonderful rental property. 2 beds 1 bath 660 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

A2Z Property Solutions

Powered by www.rehabvaluator.com

BUYER MARKETING SHEET (HOLD)

Property Address: **1342 Obrien St**
Property City, State, ZIP: **South Bend, IN 46628**
Bedrooms: **2** Baths: **1** Sq.Feet: **660** Built: **1928**
Notes:

Presented by:
Stephen Fryer
A2Z Property Solutions
574-330-0107
a2zstephen.fryer@gmail.com

Project Description:

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	45,800.00	
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)	522.50		
Projected Monthly Expenses	262.25		
Projected Monthly Net Operating Income	260.25		
Cap Rate Based on Cost Basis	8.9%	Sweat Equity	10,800.00
Cap Rate Based on ARV	**6.8%**	Monthly Cash Flow (before-tax)	260.25
Assumed Time to Complete Rehab	0 Months	Cash-on-Cash Return (before-tax)	8.9%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	0 Months		

Powered by www.rehabvaluator.com

STABILIZED INCOME AND EXPENSES (HOLD)

1342 Obrien 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	2br	660		550	6,600	100.0%
Total	1		660				
Gross Schedule Income					550	6,600	100%
VACANCY LOSS				5.0%	28	330	
Other Income					0	0	
Gross Operating Income (Effective Gross Inc)					522	6,270	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Total Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	627	52	627	19.9%	10.0%
Advertising						
Insurance Hazard		600	50	600	19.1%	9.6%
Janitorial						
Landscape Maintenance		720	60	720	22.9%	11.5%
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance		600	50	600	19.1%	9.6%
Reserves						
Taxes - Property		600	50	600	19.1%	9.6%
other						
Utilities:						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
Total Operating Expenses		**3,147**	**262**	**3,147**	**100%**	**50%**
Net Operating Income		3,123	260	3,123		50%

Powered by www.rehabvaluator.com

CASH FLOW TO LENDER (HOLD)

1342 Obrien St South Bend, IN 46628	Stephen Fryer A2Z Property Solutions 574-330-0107

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									

Powered by www.rehabvaluator.com