

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



BUYER MARKETING SHEET (HOLD)



Property Address: 1342 O'Brien 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
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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		

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	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%

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									