

# **A business in a box.**

**1146 N. Brookfield  
South Bend, IN 46628**



**Wonderful rental property. 2 beds 1 bath 864 sqft. Tenanted and cash flowing. Ready to go.**

**Exclusively Presented By:**

**Stephen Fryer**

**A2Z Property Solutions**

**2913 Mishewaka Ave**

**St South Bend**

**574-330-0107**

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# BUYER MARKETING SHEET (HOLD)

## A business in a box.

Property Address: **1146 N. Brookfield**  
Property City, State, ZIP: **South Bend, IN 46628**  
Bedrooms: **2** Baths: **1** Sq.Feet: **864** Built: **1922**

Notes:

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### Project Description:

<b>PURCHASE/REHAB ASSUMPTIONS</b>		% of ARV
After-Repair Value (ARV)	44,600.00	
<b>Purchase Price (Offer Price)</b>	<b>35,000.00</b>	78%
Rehab Costs	-	0%
Total Closing and Holding Costs	-	0%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>35,000.00</b>	78%
Total Amount Financed	-	
Total Cash Committed	35,000.00	

### **PROJECTED RESULTS**

Projected Monthly Rent (net of vacancy)	570.00
Projected Monthly Expenses	273.00
Projected Monthly Net Operating Income	297.00

Cap Rate Based on Cost Basis	10.2%	Sweat Equity	9,600.00
Cap Rate Based on ARV	<b>8.0%</b>	Monthly Cash Flow (before-tax)	297.00
Assumed Time to Complete Rehab	0 Months	Cash-on-Cash Return (before-tax)	10.2%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	0 Months		

## STABILIZED INCOME AND EXPENSES (HOLD)

1146 N. Brookfield 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	2br	864	600	7,200	100.0%	
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
Total	1		864				
Gross Schedule Income VACANCY LOSS Other Income Gross Operating Income (Effective Gross Inc)				600	7,200	100%	
				5.0%	30	360	
				0	0		
				570	6,840		

<b>OPERATING EXPENSES</b>		<b>Cost/Unit /Year</b>	<b>Total Monthly</b>	<b>Total Annual</b>	<b>% of Expenses</b>	<b>% of GOI</b>
Management Fee (% of Gross income)	10.0%	684	57	684	20.9%	10.0%
Advertising						
Insurance Hazard		600	50	600	18.3%	8.8%
Janitorial						
Landscape Maintenance		720	60	720	22.0%	10.5%
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance		600	50	600	18.3%	8.8%
Reserves						
Taxes - Property		672	56	672	20.5%	9.8%
other						
<b>Utilities:</b>						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
<b>Total Operating expenses</b>		<b>3,276</b>	<b>273</b>	<b>3,276</b>	<b>100%</b>	<b>48%</b>
<b>Net Operating Income</b>		<b>3,564</b>	<b>297</b>	<b>3,564</b>	<b>52%</b>	

## CASH FLOW TO LENDER (HOLD)

<b>1146 N. Brookfield</b> <b>South Bend, IN 46628</b>				<b>Stephen Fryer</b> <b>A2Z Property Solutions</b> <b>574-330-0107</b>			
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									