

# **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**

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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**

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Notes:

**Project Description:**

<b>PURCHASE/REHAB ASSUMPTIONS</b>	<b>% of ARV</b>	
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>	<b>78%</b>
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				600	7,200	100%
VACANCY LOSS				5.0%	30	360
Other Income				0	0	
Gross Operating Income (Effective Gross Inc)				570	6,840	

OPERATING EXPENSES	Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI	
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						
Total Operating expenses		3,276	273	3,276	100%	48%
Net Operating Income		3,564	297	3,564		52%

## 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>
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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									