A business in a box.

1121 W. Indiana Ave

South Bend, IN 46613



Wonderful rental property. 3 beds 1 bath 1,188 sqft. Tenanted and cash flowing. Ready to go.

Exclusively Presented By:

Stephen Fryer

A2Z Property Solutions

2319 Mishewaka Ave

South Bend, IN 46615

574-330-0107

a2zstephen.fryer@gmail.com

A2Z Property Solutions

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BUYER MARKETING SHEET (HOLD)

Property Address: **1121 W. Indiana Ave**
Property City, State, ZIP: **South Bend, IN 46613**
Bedrooms: **3** Baths: **1** Sq.Feet: **1188** Built: **1915**
Notes:

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Project Description:

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	46,100.00	
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)	-		
Projected Monthly Expenses	222.00		
Projected Monthly Net Operating Income	(222.00)		
Cap Rate Based on Cost Basis	-7.6%	Sweat Equity	11,100.00
Cap Rate Based on ARV	**-5.8%**	Monthly Cash Flow (before-tax)	(222.00)
Assumed Time to Complete Rehab	0 Months	Cash-on-Cash Return (before-tax)	-7.6%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	0 Months		

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STABILIZED INCOME AND EXPENSES (HOLD)

1121 W. Indiana Ave **South Bend, IN 46613**	**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	1,144				0%
Total	1		1,144				
Gross Schedule Income							0%
VACANCY LOSS				5.0%			
Other Income					0	0	
Gross Operating Income (Effective Gross Inc)					0	0	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Total Expenses	% of GOI
Management Fee (% of Gross income)	10.0%	0	0	0	0.0%	10.0%
Advertising						
Insurance Hazard			50	600	22.5%	
Janitorial						
Landscape Maintenance			60	720	27.0%	
Legal						
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance			50	600	22.5%	
Reserves						
Taxes - Property			62	744	27.9%	
other						
Utilities:						
Water/Sewer						
Electricity						
Gas						
Fuel Oil						
Other Utilities						
Total Operating Expenses		**0**	**222**	**2,664**	**100%**	**10%**
Net Operating Income		0	-222	-2,664		0%

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CASH FLOW TO LENDER (HOLD)

1121 W. Indiana Ave South Bend, IN 46613	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									

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