

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

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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: | 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) | 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 | | |

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 | Sq. Ft. | Monthly | Annual Rent | % of GSI |
| 1 | 1 | 2br | 1,144 | | | |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | | | | | | |
| 7 | | | | | | |
| 8 | | | | | | |
| 9 | | | | | | |
| 10 | | | | | | |
| 11 | | | | | | |
| 12 | | | | | | |
| Total | 1 | | 1,144 | | | |
| Gross Schedule Income | | | | | | |
| 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 Expenses | % of GOI |
|------------------------------------|-----------------|---------------|--------------|---------------|----------|
| Management Fee (% of Gross income) | 10.0% | 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 | 100% | 10% |
| Net Operating Income | | 0 | -222 | -2,664 | 0% |

CASH FLOW TO LENDER (HOLD)

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|---|--|
| 1121 W. Indiana Ave South Bend, IN 46613 | Stephen Fryer A2Z Property Solutions 574-330-0107 |
|---|--|

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 | | | | | | | | | |