

BUYER MARKETING SHEET (HOLD)

Email Offer Today - davidhelmick@houseincleveland.com

Property Address: **989 Selwyn Rd**
 Property City, State, ZIP: **Cleveland Hts, OH 44112**
 Bedrooms: **4** Baths: **1** Sq.Feet: **1248** Built: **1925**
Notes: Rent (Eden Tenant) \$950/Month

Presented by:

David Helmick

Houses Cleveland Ohio

440-209-1563

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<http://www.houseincleveland.com/>

Project Description: Eden Tenant is simply to same as Section 8 Tenant..

<u>PURCHASE/REHAB ASSUMPTIONS</u>		% of ARV
After-Repair Value (ARV)	72,000.00	
Purchase Price (Offer Price)	59,900.00	83%
Rehab Costs	-	0%
Total Closing and Holding Costs	1,500.00	2%
Total Financing Costs	-	0%
Total Project Cost Basis	61,400.00	85%
Total Amount Financed	-	
Total Cash Committed	61,400.00	

PROJECTED RESULTS

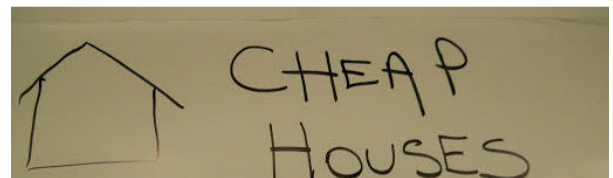
Projected Monthly Rent (net of vacancy)	950.00
Projected Monthly Expenses	410.00
Projected Monthly Net Operating Income	540.00

Cap Rate Based on Cost Basis	10.6%
Cap Rate Based on ARV	9.0%

Sweat Equity	10,600.00
Monthly Cash Flow (before-tax)	540.00

Assumed Time to Complete Rehab	0 Months
Assumed Time to Lease Up	0 Months
Total Time between Acquisition and Lease-up	0 Months

Cash-on-Cash Return (before-tax)	10.6%
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CASH FLOW TO LENDER (HOLD)

989 Selwyn Rd Cleveland Hts, OH 44112				David Helmick Houses Cleveland Ohio 440-209-1563			
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		<div style="border: 1px solid black; padding: 5px;"> Cash-on-Cash Return (annual): IRR (annualized): </div>			

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									