

BUYER MARKETING SHEET (HOLD)

Property Address: **1102 E 99**
 Property City, State, ZIP: **Cleveland, OH 44108**
 Bedrooms: **4** Baths: **2** Sq.Feet: **2769** Built: **1919**
Notes: Fully Rehabbed - Turnkey

Presented by:

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Project Description: Fully Rehab - Turnkey Opportunity (Two Family)}

<u>PURCHASE/REHAB ASSUMPTIONS</u>		% of ARV
After-Repair Value (ARV)	60,000.00	
Purchase Price (Offer Price)	59,900.00	100%
Rehab Costs	-	0%
Total Closing and Holding Costs	1,500.00	3%
Total Financing Costs	-	0%
Total Project Cost Basis	61,400.00	102%
Total Amount Financed	-	
Total Cash Committed	61,400.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,200.00
Projected Monthly Expenses	310.00
Projected Monthly Net Operating Income	890.00

Cap Rate Based on Cost Basis	17.4%	Sweat Equity	(1,400.00)
Cap Rate Based on ARV	17.8%	Monthly Cash Flow (before-tax)	890.00
Assumed Time to Complete Rehab	0 Months	Cash-on-Cash Return (before-tax)	17.4%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	0 Months		

