

*****This turnkey cash generating multi family
won't last*****

3139 N 21st

Milwaukee, WI 53206



**This 1693 square foot duplex family home has 4 bedrooms and 2.0
bathrooms.**

Exclusively Presented By:

Luke

Midwest Visual Properties LLC

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Midwest Visual Properties LLC
Make them feel at home

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BUYER MARKETING SHEET (HOLD)

*****Hurry this huge deal won't last*****

Property Address: **3139 N 21st**
 Property City, State, ZIP: **Milwaukee, WI 53206**
 Bedrooms: **4** Baths: **2** Sq.Feet: **1693** Built: **1908**

Notes:

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Project Description:

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	85,000.00	
Purchase Price (Offer Price)	27,000.00	32%
Rehab Costs	7,500.00	9%
Total Closing and Holding Costs	1,500.00	2%
Total Financing Costs	-	0%
Total Project Cost Basis	36,000.00	42%
Total Amount Financed	-	
Total Cash Committed	36,000.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,600.00
Projected Monthly Expenses	260.00
Projected Monthly Net Operating Income	1,340.00

Cap Rate Based on Cost Basis	44.7%
Cap Rate Based on ARV	18.9%

Sweat Equity at End of Rehab	49,000.00
Monthly Cash Flow (before-tax)	1,340.00

Assumed Time to Complete Rehab	2 Months
Assumed Time to Lease Up	0 Months
Total Time between Acquisition and Lease-up	2 Months

Cash-on-Cash Return (before-tax)	44.7%
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CASH FLOW SUMMARY (HOLD)

<div> <div> *** Turnkey Duplex*** 3139 N 21st Milwaukee, WI 53206 </div> <div> Luke Midwest Visual Properties LLC 414-502-8399 </div> </div>									
Month	0	1	2	3	4	5	6	7	8
Purchase	(27,000)								
Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses	(7,500)								
Interest (Paid or Accrued)		0	0						
Total Cash Spent in Period	(36,000)	0	0						
Cumulative Financed	0	0	0						
Cumulative Cost Basis	(36,000)	(36,000)	(36,000)						
Cash Tied up in Deal			36,000						
Equity Left in Deal			85,000						

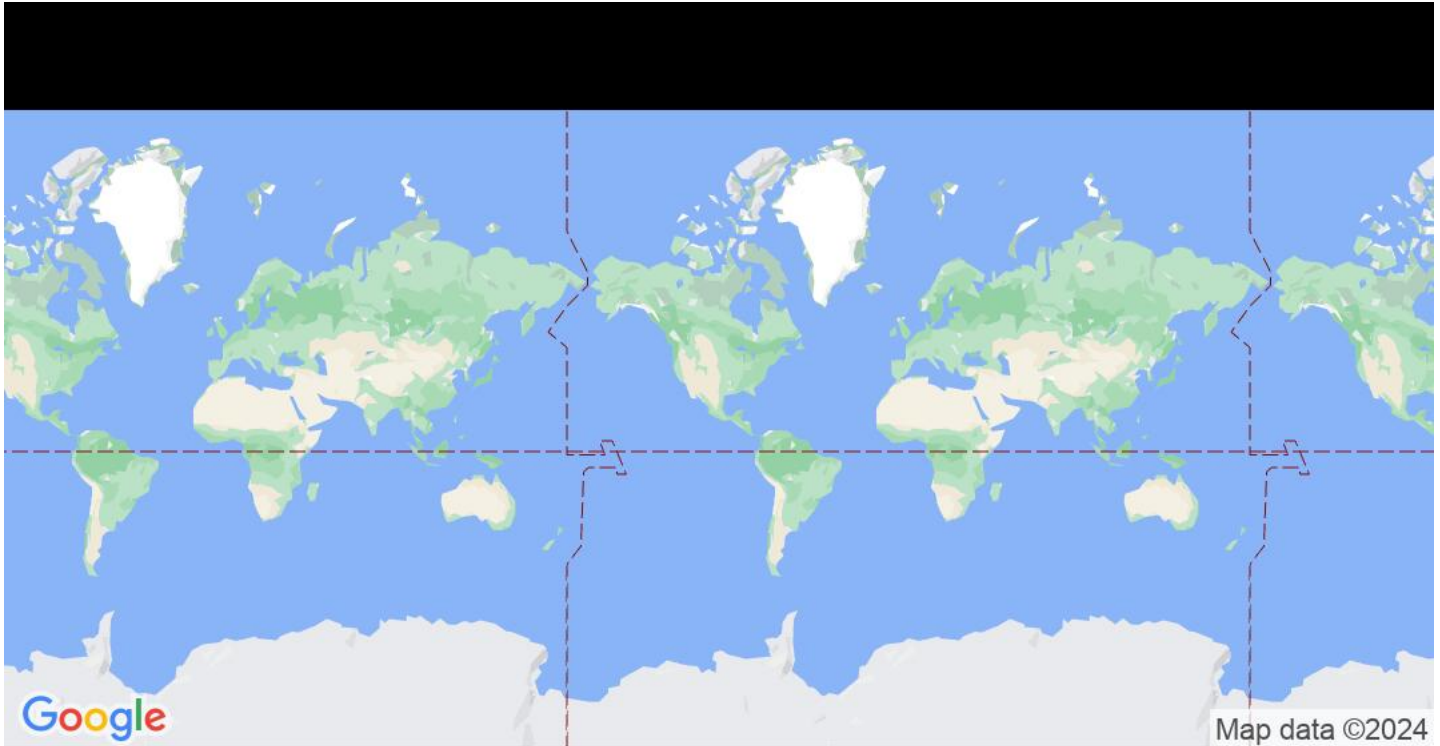
CASH FLOW TO LENDER (HOLD)

3139 N 21st Milwaukee, WI 53206				Luke Midwest Visual Properties LLC 414-502-8399					
Points Offered to Lender:	3.00%			Total Interest Income:		-			
Interest Rate Offered to Lender:	10.00%			Points, Fees:		-			
				Total:		-			
Total Amount Funded By Lender:	0			<div>Cash-on-Cash Return (annual): IRR (annualized):</div>					
Total Loan Amount (inc deferred):	0								
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									

COMPARABLE SALES REPORT

Property Address: **3139 N 21st**
 Property City, State, ZIP: **Milwaukee, WI 53206**
 Bedrooms: **4** Baths: **2** Sq.Feet: **1693** Built: **1908**
Notes: Minor cosmetic work will make this property very attractive to any investor or tenant.

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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 43664368 N 28TH St MILWAUKEE WI	5	2	2,276	10/11/2017		60,000			
2. 35003502 N 39TH St MILWAUKEE WI	4	2	2,354	07/12/2017		60,000			
3. 4276 N 28th St # A Milwaukee WI	4	2	1,914	12/30/2016		60,000			
4. 42354237 N 14TH St MILWAUKEE WI	4	2	1,893	05/02/2017		55,000			
5. 4303 N 16th St Milwaukee WI	4	2	2,259	04/05/2017		50,000			
6. 35243526 N 38TH St MILWAUKEE WI	4	2	2,350	11/16/2016		49,300			
7. 43634365 N 18TH St MILWAUKEE WI	4	2	2,108	03/23/2017		46,000			
8. 16131615 W Capitol Dr MILWAUKEE WI	4	2	2,620	08/24/2017		51,000			
9. 41244126 N 24TH PI MILWAUKEE WI	4	2	2,063	12/01/2016		46,200			

Average