Columbus OH Foreclosed House for Sale-43207

477 E welch Ave

Columbus, OH 43207



The Columbus OH Foreclosed House for sale is a 2 bed room 1 bath two story house. The foreclosed home in Franklin County Ohio sits on a double lot with two garages. The roof has just been replaced along with all gutters.

This Vassor Village reo property needs a total rehab and is priced at 20% of the area after repair value .

Exclusively Presented By:

Roger Loesel

CORI Limited Liability Company

6023 Crossgate PL

Columbus OH 43229, OH 43229

1-888-815-5116

http://www.centralohrealestateinvestment.com/

BUYER MARKETING SHEET (FLIP)

Property Address: **477 E welch Ave**
Property City, State, ZIP: **Columbus, OH 43207**
Bedrooms: **2** Baths: **1** Sq.Feet: **1174** Built: **1912**
Notes: Property will be trashed out and ready to start rehab.

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Project Description: 2 bedroom possibly 3 with one bathroom upstairs. Front door opens into breeze way with 2 more entrances one into the livingroom the other into the dining room. The kitchen is in the back of the house; a mudroom is off the kitchen with a back door. Upstairs 2 beds,1bath

Additional Notes: The house needs a total rehab to bring it up to the ARV quoted in the projected results.

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	87,500.00	
Purchase Price (Offer Price)	**16,000.00**	**18.29%**
Rehab Costs	30,000.00	34.29%
Total Closing and Holding Costs	1,820.00	2.08%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	6,125.00	null
Total Project Cost Basis	**47,820.00**	54.65%
Total Amount Financed	0.00	
Total Cash Committed	47,820.00	

PROJECTED RESULTS

Projected Resale Price	87,500.00
Total Project Cost Basis	47,820.00
Flip Profit	**33,555.00**
ROI	70.17%
Annualized ROI	280.68%
Timeline Assumptions	
Time to Complete Rehab	1 Month
Time to Complete Sale	2 Months
Total Time	3 Months









CASH FLOW SUMMARY (FLIP)

477 E welch Ave **477 E welch Ave** **Columbus, OH 43207**	**Roger Loesel** **CORI Limited Liability Company** **1-888-815-5116**

Month	0	1	2	3	4	5	6	7	8
Purchase	(16,000)								
Purchase Closing Costs	(320)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(500)	(500)	(500)					
Rehab Draws/Expenses		(30,000)							
Interest (Paid or Accrued)									
Total Cash Spent in Period	(16,320)	(30,500)	(500)	(500)					
Cumulative Cost Basis	(16,320)	(46,820)	(47,320)	(47,820)					
Sale Price				87,500					
Selling Costs				(6,125)					
Profit Split to Lender									
Flip Profit to Investor (Pre-Tax)				33,555					
Total Cash Committed				47,820					
Return on Cash Investment (annualized)				280.68%					

CASH FLOW TO LENDER (HOLD)

477 E welch Ave Columbus, OH 43207		Roger Loesel CORI Limited Liability Company 1-888-815-5116	
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):	

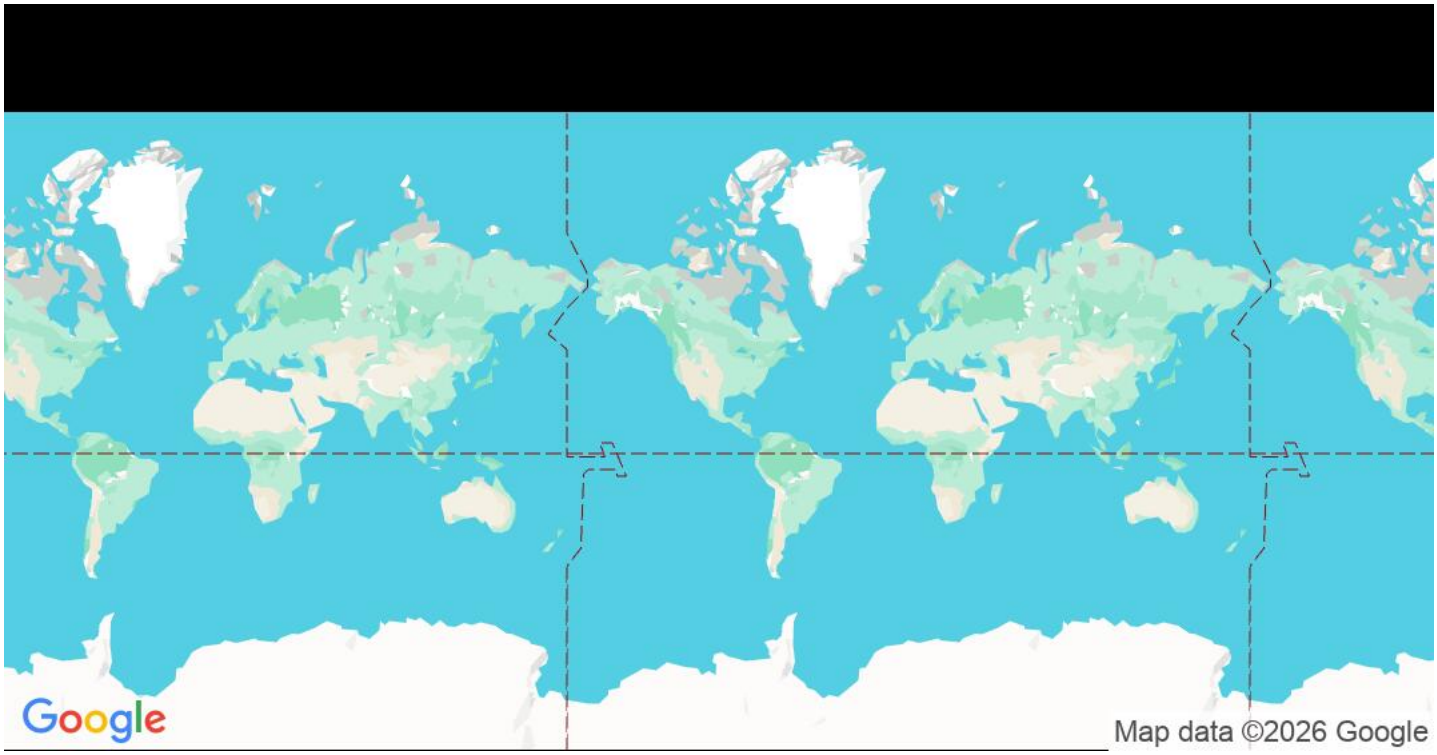
Month	0	1	2	3	4	5	6	7	8
Purchase		0							
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan			0						
Cashflows Out									
Cashflows In									
Net									

COMPARABLE SALES REPORT

Property Address: **477 E welch Ave**
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	Property Address	Beds	Baths	SqFt	Sold	Built	Price	$/SqFt	Dist	Notes
1.	626 E Jenkins Avenue Columbus, OH 43207	3	1	1,144	9/25/2017		87,900			
2.	622 Sheldon Avenue Columbus, OH 43207	3	1.5	1,194	10/31/2017		90,000			
3.	578 Sheldon Avenue, Columbus, OH 43207	2	1	1,064	05/31/2017		93,500			
4.										
5.										
6.										
7.										
8.										
9.										
10										
	Average									