

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

1-888-815-5116

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



MARKETING SHEET (FLIP EXIT)

Property Address: 477 E welch Ave Property City, State, ZIP: Columbus, OH 43207 Bedrooms: 2 Baths: 1 SqFt: 1174 Built: 1912 Notes: Property will be trashed out and ready to start rehab.	Presented by: Roger Loesel CORI Limited Liability Company 1-888-815-5116	
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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			PROJECTED RESULTS	
After-Repair Value (ARV)	87,500.00	% of ARV	Projected Resale Price	87,500.00
Purchase Price (Offer Price)	16,000.00	18.29%	Projected Cost of Sale	6,125.00
Rehab Costs	30,000.00	34.29%	Flip Profit	33,555.00
Total Closing and Holding Costs	1,820.00	2.08%	ROI	70.17%
Total Financing Costs	0.00	0.00%	Annualized ROI	280.68%
Total Project Cost Basis	47,820.00	54.65%	<u>Timeline Assumptions</u>	
Total Amount Financed	0.00		Time to Complete Rehab	1 Month
Total Cash Committed	47,820.00		Time to Complete Sale	2 Months
			Total Time	3 Months



CASH FLOW SUMMARY (FLIP EXIT)

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Month	0	1	2	3	4	5	6	7	8
Purchase	(16,000)								
Purchase Closing Costs	(320)								
Orig/Disc Points and Loan Closing									
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)				
Flip Profit to Investor (Pre-Tax)					33,555				
Total Cash Committed					47,820				
Return on Cash Investment					280.68%				

COMPARABLE SALES REPORT

Property Address: **477 E welch Ave**
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	<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq.Ft.</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>\$/Sq.</u>	<u>Dist</u>	<u>Notes</u>
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			



Additional Pictures

