

TURNKEY - LONG TERM TENANT AT \$650 A MONTH

3325 E 130 ST

Cleveland, OH 44120



Cash Flowing Property! Long Term tenant Paying \$625 a month. Nearby coffee shops include Dewey's Coffee House, McDonald's and Flying Crane . Nearby restaurants include Mt Pleasant Bar-B-Q, Shrimp & Fish Boat and Meechies Soul Food

Exclusively Presented By:

David Helmick

Houses Cleveland Ohio

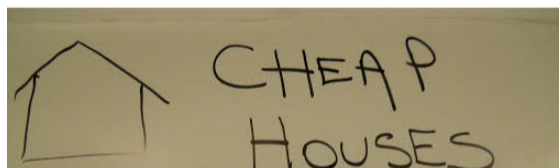
8660 Forestview Ave

Mentor

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PROJECT SUMMARY

3325 E 130 ST Cleveland, OH 44120

PROJECT SUMMARY - HOLD/RENT

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	15,900.00	A
Rehab Cost	-	B
Total Closing and Holding Costs	1,000.00	C
Total Financing Costs	-	D
Total Project Cost	16,900.00	(A+B+C+D) =
Total Amount Financed	-	E
Total Cash Committed	16,900.00	F
Projected After-Repair Appraisal	39,000.00	G
Loan at Completion of Project	-	H
<u>RESULTS</u>		
Original Investment Tied up in Deal	16,900.00	N=F-J
Sweat Equity	22,100.00	O=G-H or = G-N
Monthly Cashflow (Pretax)	430.00	P
Cash-on-Cash Return (Annual)	30.5%	Q=P/N

<u>Breakdown of Financing Costs:</u>	
Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total	-

CASH FLOW SUMMARY (HOLD)

Cash Flowing Property! Long Term tenant Paying \$62
3325 E 130 ST
Cleveland, OH 44120

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Houses Cleveland Ohio
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Month	0	1	2	3	4	5	6	7	8
Purchase	(15,900)								
Closing Costs	(1,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses									
Interest (Paid or Accrued)									
Total Cash Spent in Period	(16,900)								
Cumulative Financed	0								
Cumulative Cost Basis	(16,900)								
Cash Tied up in Deal	16,900								
Equity Left in Deal	39,000								

CASH FLOW TO LENDER (HOLD)

3325 E 130 ST Cleveland, OH 44120				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									

null

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Lump Sum Budget:

0.00