

## **QUICK FLIP - POTENTIAL PROFIT - \$15,000**

**7635 Manor Drive  
Mentor, OH 44060**



**This large two bedroom home with 1,188 square feet of living space has lots to offer to a new owner. This property features a double lot with a two car attached garage and a storage shed.**

**Exclusively Presented By:**

**David Helmick**

**Houses Cleveland Ohio**

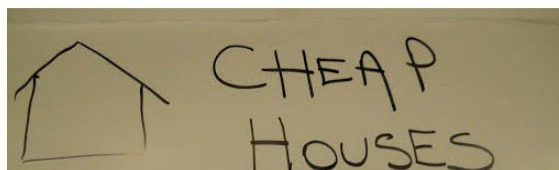
**8660 Forestview Ave**

**Mentor**

**440-209-1563**

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440-209-1563

# PROJECT SUMMARY

## 7635 Manor Drive

### PROJECT SUMMARY - FLIP

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>		
Purchase Price	69,000.00	A
Rehab Cost	6,500.00	B
Total Closing (not inc. Sale) and Holding Costs	1,500.00	C
Total Financing Costs	-	D
Projected Cost of Sale	2,760.00	E
Total Project Cost	77,000.00	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	77,000.00	G
<b><u>RESULTS</u></b>		
Projected Resale Price	92,000.00	H
Total Project Cost	77,000.00	I
Lender Split of Profits	-	J
Flip Profit	12,240.00	K=H-I-J
ROI	15.90%	K/G
Annualized ROI	63.58%	

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

## CASH FLOW SUMMARY (FLIP)

**7635 Manor Drive  
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440-209-1563**

Month	0	1	2	3	4	5	6	7	8
Purchase	(69,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses	(6,500)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(77,000)	0	0	0					
Cumulative Cost Basis	(77,000)	(77,000)	(77,000)	(77,000)					
Sale Price				92,000					
Selling Costs				(2,760)					
Flip Profit to Investor (Pre-Tax)				12,240					
Total Cash Committed				77,000					
Return on Cash Investment (annualized)				63.58%					

## CASH FLOW TO LENDER (HOLD)

<b>7635 Manor Drive</b> <b>Mentor, OH 44060</b>				<b>David Helmick</b> <b>Houses Cleveland Ohio</b> <b>440-209-1563</b>					
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>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									

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## 7635 Manor Drive

Lump Sum Budget:

6500.00