

TURNKEY - \$1,400 A MONTH INCOME - GOOD TENANTS

3346 W 129

Cleveland, OH 44111



**Nearby coffee shops include Caffe Roma, Hookah House and Starbucks.
Nearby restaurants include Dinner Table Catering, Der Braumeister
Restaurant & Market and Assad's Mediterranean Cuisine. 3346 W 129th St is
near Mohican Park.**

Exclusively Presented By:

David Helmick

Houses Cleveland Ohio

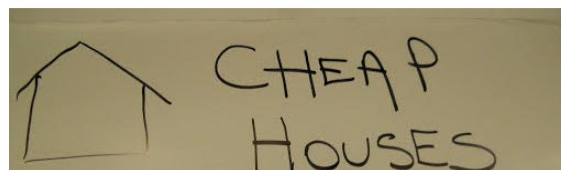
8660 Forestview Ave

Mentor

440-209-1563

davidhelmick@houseincleveland.com

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



440-209-1563

PROJECT SUMMARY

3346 W 129

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	74,000.00	A
Rehab Cost	-	B
Total Closing (not inc. Sale) and Holding Costs	1,500.00	C
Total Financing Costs	-	D
Projected Cost of Sale	7,000.00	E
Total Project Cost	75,500.00	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	75,500.00	G
<u>RESULTS</u>		
Projected Resale Price	100,000.00	H
Total Project Cost	75,500.00	I
Lender Split of Profits	-	J
Flip Profit	17,500.00	K=H-I-J
ROI	23.18%	K/G
Annualized ROI	139.07%	

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

CASH FLOW SUMMARY (HOLD)

<div><div>3346 W 129 Cleveland, OH 44111</div><div>David Helmick Houses Cleveland Ohio 440-209-1563</div></div>									
Month	0	1	2	3	4	5	6	7	8
Purchase	(74,000)								
Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs									
Rehab Draws/Expenses									
Interest (Paid or Accrued)									
Total Cash Spent in Period	(75,500)								
Cumulative Financed	0								
Cumulative Cost Basis	(75,500)								
Cash Tied up in Deal	75,500								
Equity Left in Deal	132,000								

CASH FLOW TO LENDER (HOLD)

3346 W 129 Cleveland, OH 44111		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:		Total:	
Total Loan Amount (inc deferred):		<div style="border: 1px solid black; padding: 5px;"> Cash-on-Cash Return (annual): IRR (annualized): </div>	
Month	0	1	2
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

3346 W 129

Lump Sum Budget:

0.00