

**ARV - \$72,000 = JUST UNDER 20 GRAND
PROFIT**

21801 Fuller Ave

Euclid, OH 44123



Nearby schools include Euclid High School, Lincoln Elementary School and Pinnacle Academy. The closest grocery stores are CJ Beverage, OneStop African Mart LLC and ALDI. Nearby coffee shops include Bagel Buddy's, Dunkin' Donuts and BlackWater Roasters Coffee House. Nearby restaurants include Marta's Restaurant.

Exclusively Presented By:

David Helmick

Houses Cleveland Ohio

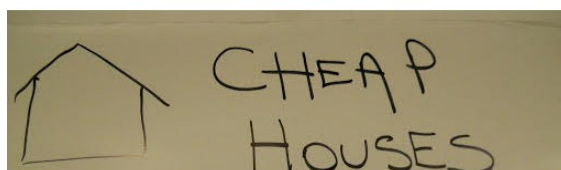
8660 Forestview Ave

Mentor

440-209-1563

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440-209-1563

PROJECT SUMMARY

21801 Fuller AVE Euclid, OH 44123

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	35,000.00	A
Rehab Cost	14,000.00	B
Total Closing (not inc. Sale) and Holding Costs	1,500.00	C
Total Financing Costs	-	D
Projected Cost of Sale	2,160.00	E
Total Project Cost	50,500.00	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	50,500.00	G
<u>RESULTS</u>		
Projected Resale Price	72,000.00	H
Total Project Cost	50,500.00	I
Lender Split of Profits	-	J
Flip Profit	19,340.00	K=H-I-J
ROI	38.30%	K/G
Annualized ROI	114.89%	

<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 (FLIP)

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Month	0	1	2	3	4	5	6	7	8
Purchase	(35,000)								
Purchase Closing Costs	(1,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(125)	(125)	(125)	(125)				
Rehab Draws/Expenses	(14,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(50,000)	(125)	(125)	(125)	(125)				
Cumulative Cost Basis	(50,000)	(50,125)	(50,250)	(50,375)	(50,500)				
Sale Price					72,000				
Selling Costs					(2,160)				
Flip Profit to Investor (Pre-Tax)					19,340				
Total Cash Committed					50,500				
Return on Cash Investment (annualized)					114.89%				

CASH FLOW TO LENDER (HOLD)

21801 Fuller Ave Euclid, OH 44123			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		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										

null

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Lump Sum Budget:

14000.00