

INSTANT CASH FLOW!! - \$680 A MONTH INCOME!!

**3330 Paris Ave
Cleveland, OH 44109**



Great Investment Property! 4 possibly 5 Bedroom Bungalow, main roof 3yrs old. large 12 x 16 eat in kitchen, possible wine cellar in basement. 2 min walk to Johnnies Historic Italian Restaurant. 5 min drive to West Side Market and Downtown Cleveland. INCOME \$680 A MONTH!!

Exclusively Presented By:

David Helmick

Houses Cleveland Ohio

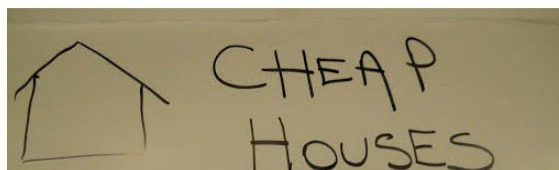
8660 Forestview Ave

Mentor

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440-209-1563

PROJECT SUMMARY

3330 Paris Ave

PROJECT SUMMARY - HOLD/RENT

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	25,000.00	A
Rehab Cost	-	B
Total Closing and Holding Costs	1,000.00	C
Total Financing Costs	-	D
Total Project Cost	26,000.00	(A+B+C+D) =
Total Amount Financed	-	E
Total Cash Committed	26,000.00	F
Projected After-Repair Appraisal	36,500.00	G
Loan at Completion of Project	-	H
<u>RESULTS</u>		
Original Investment Tied up in Deal	26,000.00	N=F-J
Sweat Equity	10,500.00	O=G-H or = G-N
Monthly Cashflow (Pretax)	402.00	P
Cash-on-Cash Return (Annual)	18.6%	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)

Great Investment Property! 3330 Paris Ave Cleveland, OH 44109				David Helmick Houses Cleveland Ohio 440-209-1563						
Month	0	1	2	3	4	5	6	7	8	
Purchase	(25,000)									
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	(26,000)									
Cumulative Financed	0									
Cumulative Cost Basis	(26,000)									
Cash Tied up in Deal	26,000									
Equity Left in Deal	36,500									

CASH FLOW TO LENDER (HOLD)

<div>3330 Paris Ave Cleveland, OH 44109</div>			<div>David Helmick Houses Cleveland Ohio 440-209-1563</div>						
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									

null

3330 Paris Ave

Lump Sum Budget:

0.00