

TURNKEY - 18.1% ANNUAL RETURN

4154 E 71

Cleveland, OH 44105



Nearby schools include Hope Northcoast Academy, Holy Name Elementary School and Warner Girls Leadership Academy. The closest grocery stores are 123 Quick Stop, Dave's Supermarket and Save-A-Lot. Nearby coffee shops include Poor Boy's Cafe, Siedem Roz Cafe and McDonald's. Nearby restaurants include M & M Bakery, Cleveland hottest sandwiches.

Exclusively Presented By:

David Helmick

Houses Cleveland Ohio

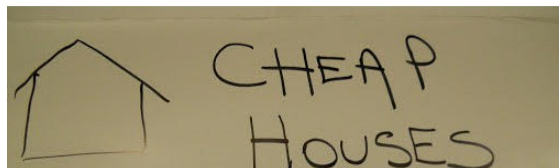
8660 Forestview Ave

Mentor

440-209-1563

davidhelmick@houseincleveland.com

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



440-209-1563

PROJECT SUMMARY

4154 E 71

PROJECT SUMMARY - HOLD/RENT

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	22,900.00	A
Rehab Cost	-	B
Total Closing and Holding Costs	1,000.00	C
Total Financing Costs	-	D
Total Project Cost	23,900.00	(A+B+C+D) =
Total Amount Financed	-	E
Total Cash Committed	23,900.00	F
Projected After-Repair Appraisal	28,000.00	G
Loan at Completion of Project	-	H
<u>RESULTS</u>		
Original Investment Tied up in Deal	23,900.00	N=F-J
Sweat Equity	4,100.00	O=G-H or = G-N
Monthly Cashflow (Pretax)	360.00	P
Cash-on-Cash Return (Annual)	18.1%	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)

TURNKEY (ROI - 18.1%) 4154 E 71 Cleveland, OH 44105				David Helmick Houses Cleveland Ohio 440-209-1563					
Month	0	1	2	3	4	5	6	7	8
Purchase	(22,900)								
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	(23,900)								
Cumulative Financed	0								
Cumulative Cost Basis	(23,900)								
Cash Tied up in Deal	23,900								
Equity Left in Deal	28,000								

CASH FLOW TO LENDER (HOLD)

4154 E 71 Cleveland, OH 44105				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

4154 E 71

Lump Sum Budget:

0.00