

**TURNKEY 3665 E 50 CLEVELAND 44105 -
\$700/MTH RENTED**

3665 E 50

Cleveland, OH 44105



Nearby schools include Mound Elementary School, Cleveland College Preparatory School and St John Nepomucene School. The closest grocery stores are Krusinski Finest Meat Products, United Convenient Market and Dollar Tree. Nearby coffee shops include Siedem Roz Cafe, McDonald's and Finn Cafe. Nearby restaurants include

Exclusively Presented By:

David Helmick

Houses Cleveland Ohio

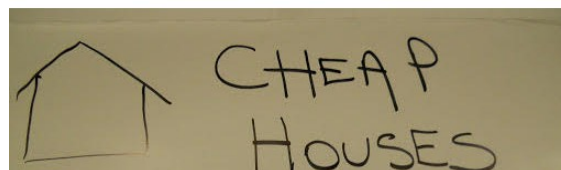
8660 Forestview Ave

Mentor

440-209-1563

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



440-209-1563

PROJECT SUMMARY

3665 E 50 TurnKey

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	32,000.00	G
Loan at Completion of Project	-	H
<u>RESULTS</u>		
Original Investment Tied up in Deal	23,900.00	N=F-J
Sweat Equity	8,100.00	O=G-H or = G-N
Monthly Cashflow (Pretax)	410.00	P
Cash-on-Cash Return (Annual)	20.6%	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)

<div> <div> 3665 E 50 Cleveland, OH 44105 </div> <div> David Helmick Houses Cleveland Ohio 440-209-1563 </div> </div>									
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)		0	0						
Total Cash Spent in Period	(23,900)	0	0						
Cumulative Financed	0	0	0						
Cumulative Cost Basis	(23,900)	(23,900)	(23,900)						
Cash Tied up in Deal			23,900						
Equity Left in Deal			32,000						

CASH FLOW TO LENDER (HOLD)

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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

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Lump Sum Budget:

0.00