

**TURNKEY - RENTED AT \$650 A MONTH - 3706
E 69 CLEVELAND**

3706 E 69 ST

Cleveland, OH 44105



Nearby schools include St Stanislaus School, Cleveland Central Catholic High School and Fullerton Elementary School. The closest grocery stores are Broadway Shoppes, Discount Drug Mart and Mike's Food Matt. Nearby coffee shops include Siedem Roz Cafe, McDonald's and Poor Boy's Cafe. Nearby restaurants include Toasty Subs, Red Chimney and Marsha's.

Exclusively Presented By:

David Helmick

Houses Cleveland Ohio

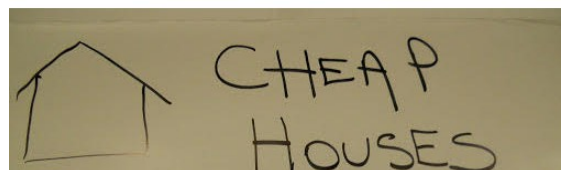
8660 Forestview Ave

Mentor

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440-209-1563

PROJECT SUMMARY

3706 E 69 ST TurnKey

PROJECT SUMMARY - HOLD/RENT

| <u>PURCHASE/REHAB ASSUMPTIONS</u> | | |
|---|-----------|----------------|
| Purchase Price | 32,900.00 | A |
| Rehab Cost | - | B |
| Total Closing and Holding Costs | 1,000.00 | C |
| Total Financing Costs | - | D |
| Total Project Cost | 33,900.00 | (A+B+C+D) = |
| Total Amount Financed | - | E |
| Total Cash Committed | 33,900.00 | F |
| | | |
| Projected After-Repair Appraisal | 38,000.00 | G |
| Loan at Completion of Project | - | H |
| <u>RESULTS</u> | | |
| Original Investment Tied up in Deal | 33,900.00 | N=F-J |
| Sweat Equity | 4,100.00 | O=G-H or = G-N |
| Monthly Cashflow (Pretax) | 430.00 | P |
| Cash-on-Cash Return (Annual) | 15.2% | 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>3706 E 69 ST 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 | (32,900) | | | | | | | | |
| 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 | (33,900) | 0 | 0 | | | | | | |
| Cumulative Financed | 0 | 0 | 0 | | | | | | |
| Cumulative Cost Basis | (33,900) | (33,900) | (33,900) | | | | | | |
| Cash Tied up in Deal | | | 33,900 | | | | | | |
| Equity Left in Deal | | | 38,000 | | | | | | |

CASH FLOW TO LENDER (HOLD)

| | | | | | | | | | |
|---|--------|---|---|---|---|---|---|---|---|
| <div>3706 E 69 ST Cleveland, OH 44105</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

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Lump Sum Budget:

0.00