

# **TURNKEY - \$1,125 MONTHLY INCOME - COMPS EQUAL 92K**

**3609 Riverside Ave  
Cleveland, OH 44109**



**Nearby schools include Denison Elementary School, St Rocco School and Horizon Science Academy-Denison Middle School. The closest grocery stores are Salameh Market, Dairy Mart and Suleyman's Supermarket. Nearby coffee shops include Cleveland Metroparks Zoo - Food Court, McDonald's and Quigley Cafe.**

**Exclusively Presented By:**

**David Helmick**

**Houses Cleveland Ohio**

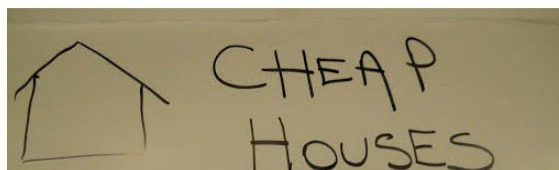
**8660 Forestview Ave**

**Mentor**

**440-209-1563**

**davidhelmick@houseincleveland.com**

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



440-209-1563

# PROJECT SUMMARY

3609 Riverside Ave 44109

## PROJECT SUMMARY - HOLD/RENT

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>		
Purchase Price	62,900.00	A
Rehab Cost	-	B
Total Closing and Holding Costs	1,500.00	C
Total Financing Costs	-	D
Total Project Cost	64,400.00	(A+B+C+D) =
Total Amount Financed	-	E
Total Cash Committed	64,400.00	F
Projected After-Repair Appraisal	92,000.00	G
Loan at Completion of Project	-	H
<b><u>RESULTS</u></b>		
Original Investment Tied up in Deal	64,400.00	N=F-J
Sweat Equity	27,600.00	O=G-H or = G-N
Monthly Cashflow (Pretax)	745.50	P
Cash-on-Cash Return (Annual)	13.9%	Q=P/N
<b><u>Breakdown of Financing Costs:</u></b>		
Origination/Discount Points	-	
Other Closing Costs for Loan	-	
Interest on Original Loan	-	
Interest on Rehab Money	-	
Total	-	

## CASH FLOW TO LENDER (HOLD)

<b>3609 Riverside Ave</b> <b>Cleveland, OH 44109</b>		<b>David Helmick</b> <b>Houses Cleveland Ohio</b> <b>440-209-1563</b>	
Points Offered to Lender:	3.00%	Total Interest Income:	
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
Total Amount Funded By Lender:		Total:	
Total Loan Amount (inc deferred):		<div style="border: 1px solid black; padding: 2px;"> Cash-on-Cash Return (annual):  IRR (annualized): </div>	
<b>Month</b>	<b>0</b>	<b>1</b>	<b>2</b>
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

---

**3609 Riverside Ave 44109**

Lump Sum Budget:

0.00