

RENTED AT \$700 A MONTH

3259 E 142 ST

Cleveland, OH 44120



The closest grocery stores are Eastside Grocery, Mt Pleasant Beverage and Save-A-Lot. Nearby coffee shops include Gimme Java Coffee, Dewey's Coffee House and Flying Crane . Nearby restaurants include Mz T'z Taste of Soul, Rally's and Meechies Soul Food

Exclusively Presented By:

David Helmick

Houses Cleveland Ohio

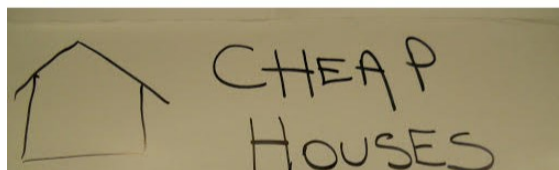
8660 Forestview Ave

Mentor

440-209-1563

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



440-209-1563

PROJECT SUMMARY

3259 E 142 ST Cleveland, OH 44120

PROJECT SUMMARY - HOLD/RENT

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	22,900.00	A
Rehab Cost	3,500.00	B
Total Closing and Holding Costs	1,000.00	C
Total Financing Costs	-	D
Total Project Cost	27,400.00	(A+B+C+D) =
Total Amount Financed	-	E
Total Cash Committed	27,400.00	F
Projected After-Repair Appraisal	43,000.00	G
Loan at Completion of Project	-	H
<u>RESULTS</u>		
Original Investment Tied up in Deal	27,400.00	N=F-J
Sweat Equity at End of Rehab	15,600.00	O=G-H or = G-N
Monthly Cashflow (Pretax)	475.00	P
Cash-on-Cash Return (Annual)	20.8%	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)

Cash Flow Single In Cleveland Ohio 3259 E 142 ST Cleveland, OH 44120					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	(3,500)								
Interest (Paid or Accrued)		0	0	0	0				
Total Cash Spent in Period	(27,400)	0	0	0	0				
Cumulative Financed	0	0	0	0	0				
Cumulative Cost Basis	(27,400)	(27,400)	(27,400)	(27,400)	(27,400)				
Cash Tied up in Deal						27,400			
Equity Left in Deal						43,000			

CASH FLOW TO LENDER (HOLD)

<div>3259 E 142 ST Cleveland, OH 44120</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:

3500.00