

MARKETING SHEET (HOLD)

3249 Maplewood Ave, Toledo Ohio

Property Street address: **3249 Maplewood Ave**
 Property City, State, **Toledo, Ohio 43610**
 Bedrooms: 4 Baths: 2 SqFt: 2352 Built: 1912
 Notes: Has been fully renovated.
 Renovations paid by owner.

Presented by:
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Project Description Duplex build in 1912, Stick frame vinyl siding. Working Class rated neighborhood. Both Units are Large 2 bed 1 bath with Balconies and open Porches.

<u>PURCHASE/CONSTRUCTION</u>	% of ARV	
After-Repair Value (ARV)	42,500.00	
Purchase Price	38,000.00	89%
Construction Costs	-	0%
Total Holding and Closing Costs (not inc. Refi)	1,520.00	4%
Total Financing Costs	-	0%
Total Project Cost Basis	39,520.00	93%
Total Amount Financed	-	
Total Cash Committed	39,520.00	

<u>PROJECTED RESULTS</u>			
Projected Monthly Rent (net of vacancy)	950.00	Projected New Loan Amount (for Refi)	36,125.00
Projected Monthly Expenses	321.87	Cash-Out at Refi (net of closing costs)	35,041.25
Projected Monthly Net Operating Income	628.13	Profit at Refi	-
		Cash Left in the Deal after Refi	4,478.75
Cap Rate Based on Cost Basis	19.1%	Equity Left in the Deal after Refi	6,375.00
Cap Rate Based on ARV	17.7%	Monthly Cash Flow (before-tax)	348.05
Assumed Time to Complete	0 Months	Cash-on-Cash Return (before-tax)	93.3%
Assumed Time to Complete Refi	0 Months	DCR of New Loan	2.24
Total Time between Acquisition and Refi	0 Months	<i>Assuming 7% Rate and 20 Year Amortization</i>	

