

MARKETING SHEET (HOLD)

Property Address:	236 Stotler Rd	Presented by:
Property City, State,	Pittsburgh, PA 15235	Russ Griffiths
Bedrooms: 3 Baths: 1 SqFt: 1232 Built: 1960		Griffiths & Assoc.
Notes:	HOLD Scenario Projections Cap Rate 10.9% Nice Return-Positive Cash Flow.	4122926232 rvgriff1@gmail.com

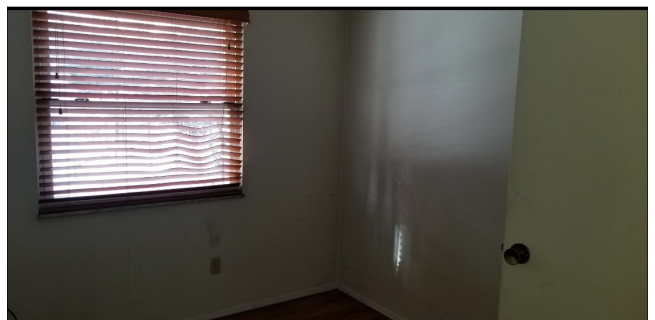
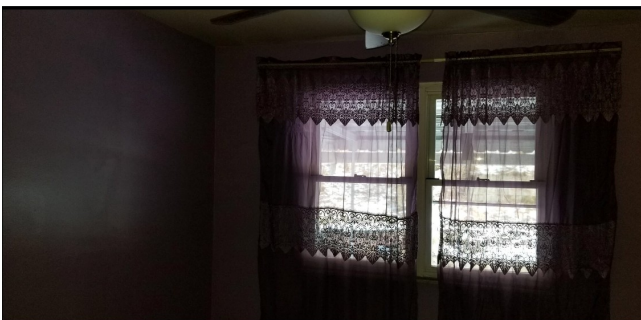
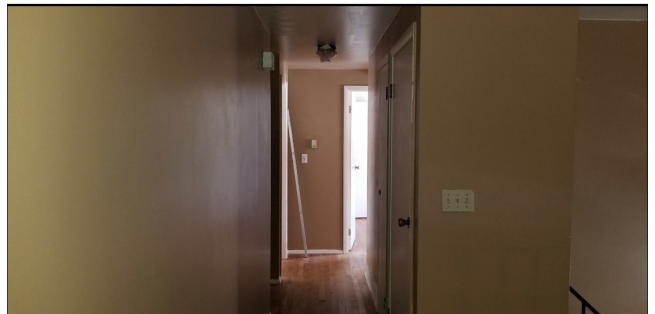
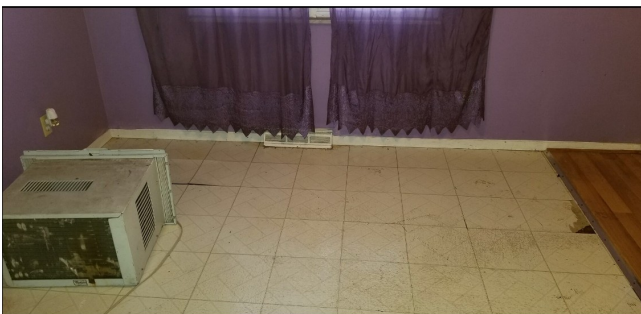
Project Description: **Done for You In Pittsburgh. As an Investor our Management Team will handle this project for you from start to finish (Highly Recommended!!) Project Management fee for this property is \$4,000
Rehab projections for this project are \$10,000 (Hold Scenario). As an investor it is up to you to do

PURCHASE/REHAB ASSUMPTIONS	% of ARV	
After-Repair Value (ARV)	100,000.00	
Purchase Price (Offer Price)	61,000.00	61%
Rehab Costs	10,000.00	10%
Total Closing (not inc. Refi) and Holding Costs	2,000.00	2%
Total Financing Costs	-	0%
Total Project Cost Basis	73,000.00	73%
Total Amount Financed	-	
Total Cash Committed	73,000.00	

PROJECTED RESULTS			
Projected Monthly Rent (net of vacancy)	1,050.00	Projected New Loan Amount (for Refi)	80,000.00
Projected Monthly Expenses	386.00	Cash-Out at Refi (net of closing costs)	77,600.00
Projected Monthly Net Operating Income	664.00	Profit at Refi	4,600.00
Cap Rate Based on Cost Basis	10.9%	Cash Left in the Deal after Refi	-
Cap Rate Based on ARV	8.0%	Equity Left in the Deal after Refi	20,000.00
Assumed Time to Complete Rehab	1 Month	Monthly Cash Flow (before-tax)	131.76
Assumed Time to Complete Refi	2 Months	Cash-on-Cash Return (before-tax)	infinite
Total Time between Acquisition and Refi	3 Months	DCR of New Loan	1.25
		<i>Assuming 7% Rate and 30 Year Amortization</i>	



Additional Pictures



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