

MARKETING SHEET (HOLD)

Vacant Condo Hold Opportunity Clairton PA

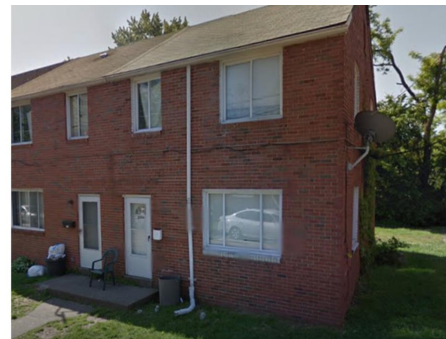
Property Address:	3204 Miles Ave	Presented by:
Property City, State,	Clairton, Pennsylvania 15205	Russ Griffiths
Bedrooms: 3 Baths: 1 SqFt: 1080 Built: 1950		Griffiths & Assoc.
Notes:	**Should you choose to have a project manager involved (Highly Recommended!!!) there would be an additional fee of \$3500	4122926232 rvgriff1@gmail.com

Project Description: Roof redone in the past 5yrs.
 Elec,Furnace and Plumbing - in good working order-No Repair necessary.
 Currently Vacant.
 No Major Repairs Needed- Well Maintained Rent Estimates in the area are \$800+

PURCHASE/REHAB ASSUMPTIONS	% of ARV	
After-Repair Value (ARV)	22,900.00	
Purchase Price (Offer Price)	21,900.00	96%
Rehab Costs	7,000.00	31%
Total Closing and Holding Costs	2,000.00	9%
Total Financing Costs	-	0%
Total Project Cost Basis	30,900.00	135%
Total Amount Financed	-	
Total Cash Committed	30,900.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	775.00		
Projected Monthly Expenses	198.50		
Projected Monthly Net Operating Income	576.50		
Cap Rate Based on Cost Basis	22.4%	Sweat Equity at End of Rehab	(8,000.00)
Cap Rate Based on ARV	30.2%	Monthly Cash Flow (before-tax)	576.50
Assumed Time to Complete Rehab	1 Month	Cash-on-Cash Return (before-tax)	22.4%
Assumed Time to Lease Up	2 Months		
Total Time between Acquisition and Lease-up	3 Months		



Additional Pictures

