

# MARKETING SHEET (HOLD)

Property Address: Property City, State, Bedrooms: 3 Baths: 1 SqFt: 1266 Built: 1930 Notes:	<b>1833 Trimble Ave</b> <b>McKeesport, PA 15133</b>	<b>Presented by:</b> <b>Russ Griffiths</b> Griffiths & Assoc. 4122926232 rvgriff1@gmail.com
---	--	---

**Project Description:** \*\*Should you choose to have a project manager involved (Highly Recommended!!!) there would be an additional fee of \$3500 to oversee the entire project, start to finish. Done For You In Pittsburgh.

<b>PURCHASE/REHAB ASSUMPTIONS</b>	% of ARV	
After-Repair Value (ARV)	70,000.00	
<b>Purchase Price (Offer Price)</b>	<b>20,500.00</b>	29%
Rehab Costs	33,000.00	47%
Total Closing (not inc. Refi) and Holding Costs	2,000.00	3%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>55,500.00</b>	<b>79%</b>
Total Amount Financed	-	
Total Cash Committed	55,500.00	

<b>PROJECTED RESULTS</b>			
Projected Monthly Rent (net of vacancy)	900.00	Projected New Loan Amount (for Refi)	56,000.00
Projected Monthly Expenses	300.00	Cash-Out at Refi (net of closing costs)	54,320.00
Projected Monthly Net Operating Income	600.00	Profit at Refi	-
Cap Rate Based on Cost Basis	13.0%	Cash Left in the Deal after Refi	1,180.00
Cap Rate Based on ARV	<b>10.3%</b>	Equity Left in the Deal after Refi	14,000.00
Assumed Time to Complete Rehab	2 Months	Monthly Cash Flow (before-tax)	264.25
Assumed Time to Complete Refi	2 Months	Cash-on-Cash Return (before-tax)	268.7%
Total Time between Acquisition and Refi	4 Months	<b>DCR of New Loan</b>	<b>1.79</b>
<i>Assuming 6% Rate and 30 Year Amortization</i>			



# Additional Pictures

