

SOUTH BEND BUNDLE

**Various
South Bend, IN**



15 Recently Renovated Single Family Residences. All Tenanted

Exclusively Presented By:

Stephen Fryer

Two Brothers Real Estate Investments LLP

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South Bend

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PRIVATE LENDER FUNDING REQUEST (FLIP EXIT)

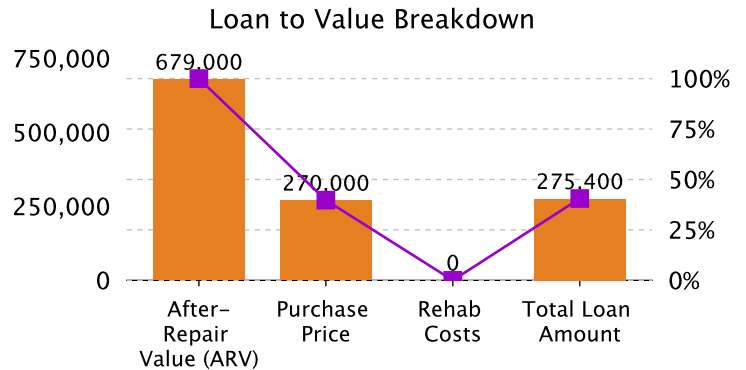
Property Address:	Various	<u>Presented by:</u>
Property City, State, ZIP:	South Bend, IN	Stephen Fryer
Bedrooms: Baths: SqFt: Built:		Two Brothers Real Estate Investments LLP
Notes:		574-318-3733
		a2zstephen.fryer@gmail.com

<u>PURCHASE/LOAN ASSUMPTIONS</u>		% of ARV	<u>Timeline Assumptions:</u>	
After-Repair Value (ARV)	679,000.00		Time to Complete Rehab	0 Months
Purchase Price	270,000.00	39.76%	Time to Complete Sale	12 Months
Rehab Costs	-	-	Total Time:	12 Months
Closing/Holding Costs	5,400.00	0.80%		
Total Funds Needed:	275,400.00	40.56%		
Points/Interest (Deferred)	-	-		
Total Loan Amount	275,400.00	40.56%		
Interest Rate Offered to Lender		12.00%		

Project Description: A nice bundle of 2 bedroom, 3 bedroom and 4 bedroom houses at a significant discount. All have been recently renovated and are presently tenanted.

Other Notes:

<u>PROJECTED FINANCIAL RESULTS FOR LENDER:</u>	
Total Interest Income	33,048
Points, Fees	0
Total Income to Lender	33,048
Cash-on-Cash Return (annualized)	12.00%
Internal Rate of Return (annualized)	12.68%



CASH FLOWS TO LENDER (FLIP EXIT)

South Bend Bundle Various South Bend, IN	Stephen Fryer Two Brothers Real Estate Investments LLP 574-318-3733
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Total Interest Income: 33,048

Interest Rate Offered to Lender: 12.00%

Total Amount Funded By Lender: 275,400

Total: 33,048

Cash-on-Cash Return (annual): 12.00%

IRR (annualized): 12.68%

Month	0	1	2	3	4	5	6	7	8
Purchase	(270,000)								
Purchase Closing Costs Funded	(5,400)								
Holding Costs Funded									
Rehab Draws									
Interest on Loan (Paid)		2,754	2,754	2,754	2,754	2,754	2,754	2,754	2,754
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance	(275,400)	(275,400)	(275,400)	(275,400)	(275,400)	(275,400)	(275,400)	(275,400)	(275,400)
Payback of the Loan									

Cashflows Out	(275,400)								
Cashflows In		2,754	2,754	2,754	2,754	2,754	2,754	2,754	2,754
Net	(275,400)	2,754	2,754	2,754	2,754	2,754	2,754	2,754	2,754

Month	9	10	11	12	13	14	15	16
Holding Costs Funded								
Rehab Draws								
Interest on Loan (Paid)		2,754	2,754	2,754	2,754			
Interest on Loan (Deferred)								
Interest on Draws (Paid)								
Interest on Draws (Deferred)								
Total Loan Balance	(275,400)	(275,400)	(275,400)	(275,400)				
Payback of the Loan					275,400			

Cashflows Out								
Cashflows In		2,754	2,754	2,754	278,154			
Net		2,754	2,754	2,754	278,154			

ADDITIONAL PICTURES

