

## Subject Property Address

**Active: \$69,900**

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List Date: 05/08/2014

**Active STD 3 BDS 1.00 BTHS 1,206 SF 8,398 LOT 1955 YR**

Loan Amount	n/a	Cash Needed	\$97,279
Monthly Payment	n/a	Cash on Cash Return	27.47%
Purchase Price	\$69,900	Insurance / Utilities	\$1,000
Bonus	0	Taxes	\$0
Acquisition Costs (escrow)	\$699	Sales Commission	\$6,200
Loan Fees	\$0	Buyer Closing Costs	\$0
Loan Payments	\$0	Closing Costs (escrow)	\$2,480
Estimated Repairs	\$15,000	Tenant Relocation	\$0
Plans / Reports	\$2,000	Total Cost	\$97,279
Permits	\$0	Sales Price	\$124,000
		Profit	\$26,721

#	SOLD - RETAIL	Zip	Dist	Sale	Type	Bd	Bth	SqFt	LotSf	Year	\$/SF	Price	DOM	Sold Date
1	9414 Crestwood Dr, Parma Heights, OH 44130	44130	0.37	STD	STD	3	2.00	1064	7501	1957	117	124000.00	111	01/22/2014
2	10098 Halcyon Dr, Parma Heights, OH 44130	44130	0.35	STD	STD	3	2.00	1376	13007	1948	83	114000.00	225	01/17/2014
3	10236 Halcyon Dr, Parma Heights, OH 44130	44130	0.38	STD	STD	4	1.00	1048	6499	1948	90	94000.00	102	01/30/2014
4	9459 Roxbury Rd, Parma Heights, OH 44130	44130	0.34	STD	STD	3	2.00	1296	7950	1952	35	43500.00	147	03/20/2014
#	SOLD - DISTRESSED	Zip	Dist	Sale	Type	Bd	Bth	SqFt	LotSf	Year	\$/SF	Price	DOM	Sold Date
5	9925 Newkirk Dr, Parma Heights, OH 44130	44130	0.23	PRB	PRB	3	1.00	1090	7187	1950	71	77000.00	140	02/07/2014
#	ACTIVE - RETAIL	Zip	Dist	Sale	Type	Bd	Bth	SqFt	LotSf	Year	\$/SF	Price	DOM	Active Date
6	6351 Denison Blvd, Parma Heights, OH 44130	44130	0.30	STD	STD	3	2.00	1136	8751	1955	88	99750.00	186	12/13/2013
7	6346 Mallo Pl, Parma Heights, OH 44130	44130	0.07	STD	STD	3	1.00	1206	6534	1955	66	79000.00	62	04/16/2014
8	10030 Elsetta Ave, Parma Heights, OH 44130	44130	0.00	STD	STD	3	1.00	1206	8398.368	1955	58	69900.00	41	05/08/2014