

## 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