

# ICR Consulting, LLC

Examples of properties recently acquired by my clients:

	Euclid Single (Wilmore)	Maple Heights Single (South)	Cleveland Heights Single (Roanoke)	Maple Heights Single (Nitra)
Purchase price	20,000	11,900	25,000	21,000
Repairs & costs *	20,450	20,100	11,000	13,700
<b>Final Investment</b>	<b>40,450</b>	<b>32,000</b>	<b>36,000</b>	<b>34,700</b>
Gross Rent	900	850	1,050	850
Less Expenses:				
P&I (7%, 100% financed**)	269	213	240	231
Utilities (water/sewer)	30	30	30	30
Tax	150	150	225	150
Insurance	40	40	40	40
Management	90	85	105	85
<b>Positive cashflow</b>	<b>321</b>	<b>332</b>	<b>410</b>	<b>314</b>

\* Includes repairs, carrying costs & transaction costs

\*\*100% financed after refinance

After Repair Appraised Value	95,000	90,000	105,000	90,000
Refinance at 70% LTV	66,500	63,000	73,500	63,000
Cash invested in project***	-	-	-	-
<b>EQUITY</b>	<b>46,950</b>	<b>50,800</b>	<b>60,600</b>	<b>48,100</b>
<i>Potential cash out****</i>	<i>26,050</i>	<i>31,000</i>	<i>37,500</i>	<i>28,300</i>

\*\*\* Will always be \$0 if refinance value is greater than total investment

\*\*\*\*May be able to take cash on refi but will affect expenses and therefore rate of return

If you think this type of investment might be a good addition to your portfolio, contact me for information or log on to [ClevelandROI.com](http://ClevelandROI.com)