

Nadlan USA

1 IN REAL ESTATE INVESTMENT

השקעות נדל"ן בארה"ב



3625 Washington Blvd University Hts' OH 44118



Total Investment Cost	\$ 112,592.27	Sale price after improvement	\$ 182,900.33	Profit	\$ 57,505.04	Percent Profit	51%
Montly Profit	4.64%			Annual Profit	55.72%	rental income	12%

Property Address	3625 Washington Blvd University Hts' OH 44118	Asking Price:	\$ 9,900.00
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Preforma	
Brokerage Fee	\$ 300.00
Purchase Price	\$ 10,100.00
Renovation costs	\$ 88,000.00
Appliances	\$ 1,919.00
Total	\$ 100,319.00
BNH Fee	\$ 5,800.00
Extra BNH Fee (95K+)	\$ 531.90
Total Fee	\$ 6,331.90
Additional costs	\$ 5,941.37
Total investment cost	\$ 112,592.27



Beds:	4
Baths:	3
Sqft:	2,380
Lot:	17,293 sq ft / 0.40 acres
Type:	Single Family

Additional costs during construction and sale		
The time period for sale (months)	11	הוצאות שנתיות
Property taxes	\$ 4,052.20	\$ 4,420.58
Heating	\$ 300.00	\$ 300.00
Electricity	\$ 150.00	\$ 150.00
Insurance	\$ 889.17	\$ 970.00
Monthly management fees	\$ 550.00	\$ 600.00
Expenditures during the investment	\$ 5,941.37	

הנתונים המוצגים במחשבון הינם הערכה בלבד על בסיס נתוני עיסקאות אחרונות שמבוצעות באזור הנכס

CMA sqf Price	\$ 80.89
CMA Sale Price	192,526.66
Sale Price	\$ 182,900.33 ^{95%}
SQF Price	\$ 76.85
Sale costs (7%)	\$ 12,803.02
Profit	\$ 57,505.04
Percent Profit*	51%

Monthly rental	
Monthly rental	\$ 1,750.00 %
ROI	\$ 21,000.00 19%
Annual expenses	\$ 7,490.58 36%
NOI	\$ 13,509.42 12%

CMA (Comparative Market Analysis)

Address	Price	Sold On	Beds	Baths	Size (sqft)	Lot (sqft)	Year	Price/Sqft	Dist. (mi)
3614 Washington Blvd	\$135,000.00	04/30/2012	3	3	1,917	6,316	1931	\$70.42	0.06
2171 Brockway Rd	\$147,000.00	03/20/2012	4	2	1,830	4,792	1935	\$80.33	0.2
1956 Revere Rd	\$125,000.00	05/18/2012	4	1.5	1,416	5,619	1935	\$88.28	0.24
2304 Scholl Rd	\$102,000.00	05/10/2012	3	1.5	1,214	5,227	1946	\$84.02	0.43
3794 Washington Blvd	\$149,000.00	06/29/2012	3	2.5	1,830	6,098	1948	\$81.42	0.45
								\$80.89	

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אחור

לפני



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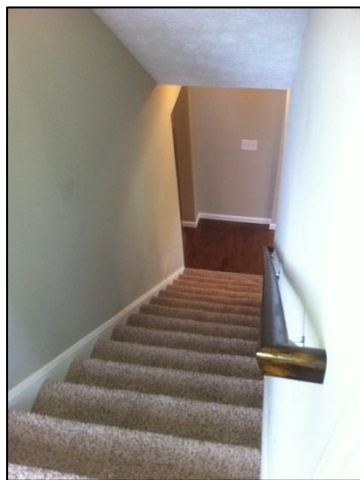
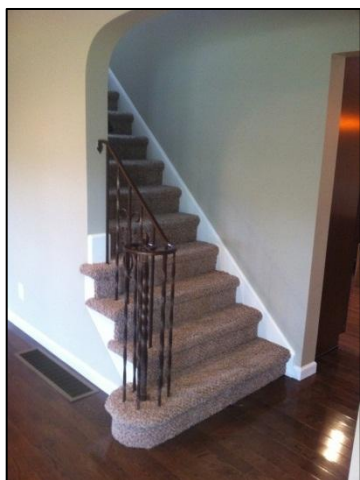
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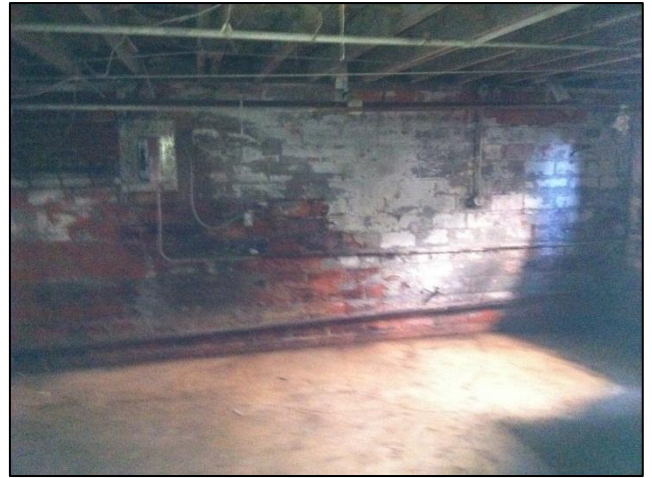
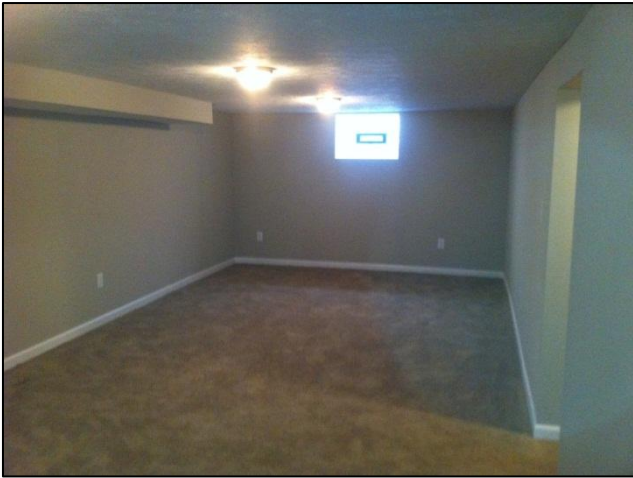
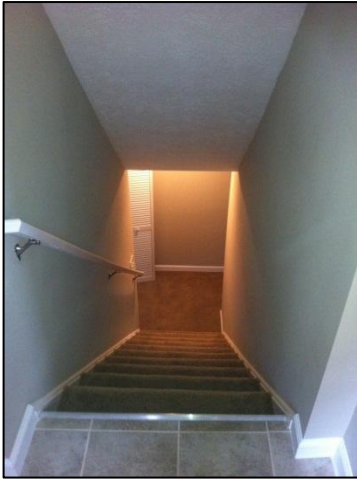


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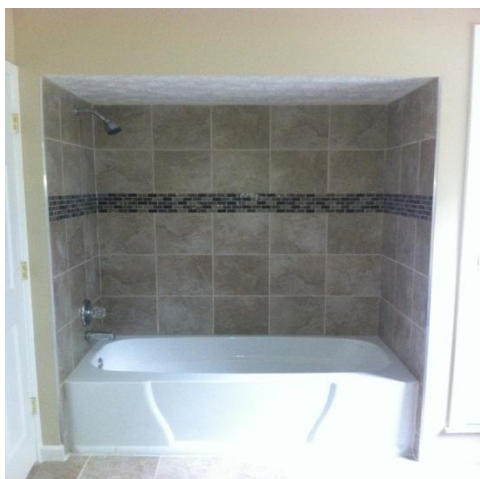
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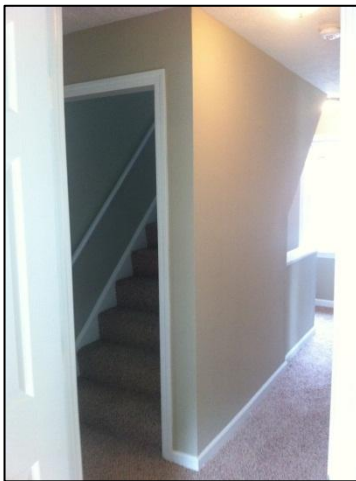
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