

# Deeply Discounted Investor Special w/ Awesome ROI

3427 S. Ethel St

Detroit, MI 48217



Great investor property!

Located in close proximity to I-75 & downtown Detroit 3/1.5

with brick siding and spacious yard!

Requires cosmetic updates to rent or flip to a qualified buyer!

## **Exclusively Presented By:**

John Cleare

Cleare Enterprise Solutions, LLC

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[www.QuickCloseAllCash.com](http://www.QuickCloseAllCash.com)

## 3BR/1.5Baths at 65% ARV and offers 43% ROI!

|  |                          |                                  |
|--|--------------------------|----------------------------------|
| Property Street Address:   | <b>3427 S. Ethel St</b>  | <u><b>Presented By:</b></u>      |
| Property City, State, Zip:   | <b>Detroit, MI 48217</b> | <b>John Cleare</b>               |
| Bedrooms:  | 3                        | Cleare Enterprise Solutions, LLC |
| Baths:   | 1.5                      | 248-217-6055                     |
| Square Feet: 769 www.QuickCloseAllCash.com Year Built: 1945 JohnCleare@gmail.com |                          |                                  |

Property Description:      Wonderful investment opportunity!

This deal offers great ROI & is priced below 70% ARV.

Work Needed:                Needs cosmetic upgrades. Paint, carpet, etc.  
                                       Garage had an electrical fire, needs to be revitalized.

Great deal at great price & total cost basis projected to be only 65% of ARV.

| <u><b>PURCHASE/REHAB ASSUMPTIONS</b></u> |                  |                          | <u><b>PROJECTED RESULTS</b></u> |                        |
|--|------------------|--------------------------|---------------------------------|------------------------|
| % of ARV Projected Resale Price          | 35,000.00        | After-Repair Value (ARV) | 35,000.00                       | Projected Cost of Sale |
|  |                  |                          |                                 | 2,450.00               |
| <b>Purchase Price</b>                    | <b>9,250.00</b>  | 26%                      | <b>Flip Profit</b>              | <b>9,790.00</b>        |
| Rehab Cost                               | 10,000.00        | 29%                      | ROI                             | 43%                    |
| Total Holding and Closing Costs          | 3,510.00         | 10%                      | Annualized ROI                  | 86%                    |
| Total Financing Costs                    | -                | 0%                       |                                 |                        |
| <b>Total Project Cost Basis</b>          | <b>22,760.00</b> | <b>65%</b>               | <u>Timeline Assumptions:</u>    |                        |
| Total Amount Financed                    | -                |                          | Time to Complete Rehab:         | 3 Months               |
| Total Cash Committed                     | 22,760.00        |                          | Time to Complete Sale:          | 3 Months               |
|  |                  |                          | Total Time:                     | 6 Months               |



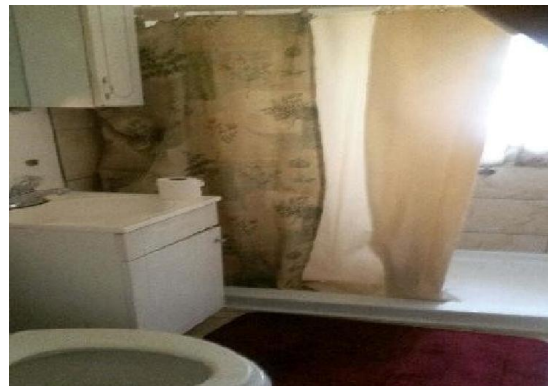
## Cleare Enterprise Solutions, LLC PROJECT CASH FLOW REPORT

| Deeply Discounted Investor Special w/ Awesome ROI   |          |          |          | <b>John Cleare</b><br>Cleare Enterprise Solutions, LLC<br>248-217-6055 |          |          |                      |        |   |
|---|----------|----------|----------|--|----------|----------|----------------------|--------|---|
| <b>3427 S. Ethel St</b><br><b>Detroit, MI 48217</b> |          |          |          |  |          |          |                      |        |   |
| Month   | 0        | 1        | 2        | 3  | 4        | 5        | 6                    | 7      | 8 |
| Purchase  | (9,250)  |          |          |  |          |          |                      |        |   |
| Purchase Closing Costs                              | (1,510)  |          |          |  |          |          |                      |        |   |
| Orig/Disc Points and Loan Closing Costs             |          |          |          |  |          |          |                      |        |   |
| Holding Costs                                       |          | (333)    | (333)    | (333)  | (333)    | (333)    | (333)                |        |   |
| Rehab Draws/Expenses                                |          | (3,333)  | (3,333)  | (3,333)  |          |          |                      |        |   |
| Interest (Paid or Accrued)                          |          | 0        | 0        | 0  | 0        | 0        | 0                    |        |   |
| Total Cash Spent in Period                          | (10,760) | (3,667)  | (3,667)  | (3,667)  | (333)    | (333)    | (333)                |        |   |
| Cumulative Cost Basis                               | (10,760) | (14,427) | (18,093) | (21,760)   | (22,093) | (22,427) | (22,760)             |        |   |
| Sale Price  |          |          |          |  |          |          | 35,000               |        |   |
| Selling Costs                                       |          |          |          |  |          |          | (2,450)              |        |   |
| Flip Profit to Investor (Pre-Tax)                   |          |          |          |  |          |          | 9,790                |        |   |
|   |          |          |          |  |          |          | Total Cash Committed | 22,760 |   |
| Return on Cash Investment                           |          |          |          |  |          |          | 86%                  |        |   |

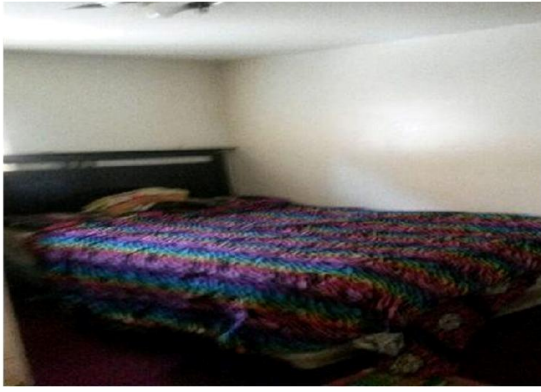
### 3427 S. Ethel St Detroit, MI 48217



Spacious Kitchen



Bathroom



Bedroom



Finished Basement



W/D Connections



Updated HVAC