

**LOW COST HIGH CAP RATE INVESTMENT PROPERTY**  
**THIS PROPERTY OFFERS A TURN KEY CASH**  
**FLOW OPPORTUNITY**

**65 East Pearl St**  
**Toledo, OH 43608**



**This 3 bedrooms 1 bath consist of 1020 sq ft. with an upstairs, downstairs and a basement. The average rental rate for a 3 BR home in this area is \$725.00 / month offering a greater than 40% Cap Rate making this a great cash flow opportunity. With upgrades the savvy investor can enjoy an even greater return with increased rents.**

**Exclusively Presented By:**

**KC Foster**

**Home Equity Protection Services**

**1036 Dunn Ave Suite 4-271**

**Jacksonville**

**904-615-5790**

**kcfoster@utsclaims.com**

**www.utsclaims.com**



Visit Home Equity Protection Services at [www.utsclaims.com](http://www.utsclaims.com)

## EXECUTIVE SUMMARY

**Presented By:**

**KC Foster**

Home Equity Protection Services  
1036 Dunn Ave Suite 4-271  
Jacksonville , FL 32218  
904-615-5790  
kcfooster@utsclaims.com  
www.utsclaims.com



Transplanting to Jacksonville Florida from Seattle was the obvious and proper thing to do in an effort to continue my real estate investing career unrestrained. As a visionary seeing the writing on the wall at the beginning of the pandemic, it was obvious where we needed to move for future investment opportunity. Strategically, we were able to finish our rehab and sell the beach house in the midst of the pandemic in lieu of continued Washington State lockdowns. After that and several other completed real estate projects, we bought a home here in Jacksonville and have been laser focused on this market since. With thousands of residents and businesses fleeing lockdown states like Washington, New York and California, settling in Florida was the best move to make. I look forward to serving the Jacksonville community.

There is no doubt that the rental property market is set to explode in 2022 due to numerous economic factors. This 3 bedrooms 1 bath home offers a great opportunity for the new or existing investor. The average rental rate for a 3 BR home in this area is \$725.00 / month offering a greater than 40% Cap Rate



**Property Address:**

**65 East Pearl St**

**Property City, State, Zip:**

**Toledo, OH 43608**

<b>Bedrooms</b>	<b>Baths:</b>	<b>Square Feet:</b>	<b>Year Built:</b>
<b>3</b>	<b>1</b>	<b>1020</b>	<b>1916</b>



Visit Home Equity Protection Services at [www.utsclaims.com](http://www.utsclaims.com)

## PROJECT SUMMARY

### 65 Pearls

#### PROJECT SUMMARY - FLIP

##### PURCHASE/REHAB ASSUMPTIONS

Purchase Price	16,500.00
Rehab Cost	5,000.00
Total Closing (not inc. Sale) and Holding Costs	3,000.00
Total Financing Costs	-
Projected Cost of Sale	2,450.00
Total Project Cost	26,950.00
Total Amount Financed	-
Total Cash Committed	24,500.00

##### RESULTS

Projected Resale Price	35,000.00
Total Project Cost	26,950.00
Lender Split of Profits	-
Flip Profit	8,050.00
ROI	32.86%
Annualized ROI	78.86%

##### Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

## High Cap Rate (Long-Term Hold)

Property Address:	<b>65 East Pearl St</b>	<b><u>Presented by:</u></b>
Property City, State,	<b>Toledo, OH 43608</b>	<b>KC Foster</b>
Bedrooms: 3 Baths: 1 Sq. Feet: 1020 Built: 1916		Home Equity Protection Services
Notes:	In an effort to maximize profitability, this home is a buy, hold and cash flow as a rental offering a 25% Cap Rate.	904-615-5790
		kcfooster@utsclaims.com
		www.utsclaims.com

**Project Description:** This 3 bedrooms 1 bath consist of 1020 sq ft. with an upstairs, downstairs and a basement. The average rental rate for a 3 BR home in this area is \$725.00 / month offering a greater than 25% Cap Rate making this a great cash flow opportunity. With upgrades the savvy investor can enjoy an even greater return on increased rents.

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>		<b>% of ARV</b>
After-Repair Value (ARV)	100,000.00	
<b>Purchase Price (Offer Price)</b>	<b>16,500.00</b>	17%
Rehab Costs	5,000.00	5%
Total Closing and Holding Costs	3,000.00	3%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>24,500.00</b>	25%
Total Amount Financed	-	
Total Cash Committed	24,500.00	

### **PROJECTED RESULTS**

Projected Monthly Rent (net of vacancy)	1,200.00		
Projected Monthly Expenses	260.00		
Projected Monthly Net Operating Income	940.00		
Cap Rate Based on Cost Basis	46.0%	Sweat Equity at End of Rehab	75,500.00
Cap Rate Based on ARV	<b>11.3%</b>	Monthly Cash Flow (before-tax)	940.00
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	46.0%
Assumed Time to Lease Up	2 Months		
Total Time between Acquisition and Lease-up	4 Months		



**First Floor Living Room**



**First Floor Den**

Visit Home Equity Protection Services at [www.utsclaims.com](http://www.utsclaims.com)

## CASH FLOW SUMMARY (HOLD)

<div> <div> <b>65 East Pearl St</b>  <b>Toledo, OH 43608</b> </div> <div> <b>KC Foster</b>  <b>Home Equity Protection Services</b>  <b>904-615-5790</b> </div> </div>										
Month	0	1	2	3	4	5	6	7	8	
Purchase	(16,500)									
Closing Costs	(1,500)									
Orig/Disc Points and Loan Closing Costs										
Holding Costs		(375)	(375)	(375)	(375)					
Rehab Draws/Expenses		(2,500)	(2,500)							
Interest (Paid or Accrued)		0	0	0	0					
Total Cash Spent in Period	(18,000)	(2,875)	(2,875)	(375)	(375)					
Cumulative Financed	0	0	0	0	0					
Cumulative Cost Basis	(18,000)	(20,875)	(23,750)	(24,125)	(24,500)					

Cash Tied up in Deal	24,500
Equity Left in Deal	100,000



# COMPARABLE SALES REPORT

Property Address: **65 East Pearl St**  
 Property City, State, ZIP: **Toledo, OH 43608**  
 Bedrooms: 3 Baths: 1 Sq. Feet: 1020 Built: 1916  
 Notes: The comps below represent homes  
 sold within the past 6 months within  
 one half a mile of the subject  
 property.

Presented by:  
 KC Foster  
 Home Equity Protection Services  
 904-615-5790  
 kcfoster@utsclaims.com  
 www.utsclaims.com



	<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>\$/Sq.</u>	<u>Dist</u>	<u>Notes</u>
1.	256 e manhattan blvd Toledo OH	1	1	817	10/12/2021	29,900	37	0.15	
2.	281 e lake st Toledo OH	3	1	1,188	8/16/2021	32,500	27	0.19	
3.	262 majestic dr Toledo OH	3	1	1,026	7/8/2021	75,000	73	0.2	
4.	3234 cottage ave Toledo OH	3	1	1,193	10/20/2021	68,000	57	0.31	
5.	3331 blanchard st Toledo OH	3	2	1,242	9/20/2021	38,300	31	0.37	
6.	330 w oakland st Toledo OH	3	1	1,101	9/3/2021	19,800	18	0.42	
7.									
8.									
9.									
10.									
<b>Average</b>						<b>43,917</b>	<b>41</b>		

## Additional Photos

### 65 E Pearl St. Interior



**First Floor Kitchen**



**Full Bath**



**Bedroom #1**



**Bedroom #2**



**HVAC**



**Water Heater**