

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

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



**This 3 bedrooms 1 bath consist of 842 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 27% 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

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**KC Foster**

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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:**

**67 East Pearl St**

**Property City, State, Zip:**

**Toledo, OH 43608**

**Bedrooms    Baths:    Square Feet:    Year Built:**

**3                    1                    842                    1916**



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## PROJECT SUMMARY

### 67 Pearls

#### PROJECT SUMMARY - HOLD/RENT

##### **PURCHASE/REHAB ASSUMPTIONS**

Purchase Price	12,500.00
Rehab Cost	12,000.00
Total Closing and Holding Costs	3,000.00
Total Financing Costs	-
Total Project Cost	27,500.00
Total Amount Financed	-
Total Cash Committed	27,500.00

Projected After-Repair Appraisal	40,584.00
Loan at Completion of Project	-

##### **RESULTS**

Original Investment Tied up in Deal	27,500.00
Sweat Equity at End of Rehab	13,084.00
Monthly Cashflow (Pretax)	940.00
Cash-on-Cash Return (Annual)	41.0%

##### **Breakdown of Financing Costs:**

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

## (Flip Exit)

Property Address: **67 East Pearl St**  
Property City, State, ZIP: **Toledo, OH 43608**  
Bedrooms: 3 Baths: 1 Sq. Feet: 842 Built: 1916  
Notes:

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### Project Description:

### Additional Notes:

#### PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	40,584.00	
<b>Purchase Price (Offer Price)</b>	<b>12,500.00</b>	<b>30.80%</b>
Rehab Costs	12,000.00	29.57%
Total Closing and Holding Costs	3,000.00	7.39%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	2,840.88	7.00%
<b>Total Project Cost Basis</b>	<b>30,340.88</b>	<b>74.76%</b>
Total Amount Financed	0.00	
Total Cash Committed	27,500.00	

#### PROJECTED RESULTS

Projected Resale Price	40,584.00
Total Project Cost Basis	30,340.88
<b>Flip Profit</b>	<b>10,243.12</b>
ROI	37.25%
Annualized ROI	89.39%

#### Timeline Assumptions

Time to Complete Rehab	2 Months
Time to Complete Sale	3 Months
Total Time	5 Months

## High Cap Rate (Long-Term Hold)

Property Address:	<b>67 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: 842 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 27% 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 27% 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)	40,584.00	
<b>Purchase Price (Offer Price)</b>	<b>12,500.00</b>	31%
Rehab Costs	12,000.00	30%
Total Closing and Holding Costs	3,000.00	7%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>27,500.00</b>	68%
Total Amount Financed	-	
Total Cash Committed	27,500.00	

### **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	41.0%	Sweat Equity at End of Rehab	13,084.00
Cap Rate Based on ARV	<b>27.8%</b>	Monthly Cash Flow (before-tax)	940.00
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	41.0%
Assumed Time to Lease Up	3 Months		
Total Time between Acquisition and Lease-up	5 Months		

## CASH FLOW SUMMARY (FLIP EXIT)

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

**KC Foster  
Home Equity Protection Services  
904-615-5790**

Month	0	1	2	3	4	5	6	7	8
Purchase	(12,500)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(300)	(300)	(300)	(300)	(300)			
Rehab Draws/Expenses		(6,000)	(6,000)						
Interest (Paid or Accrued)									
Total Cash Spent in Period	(14,000)	(6,300)	(6,300)	(300)	(300)	(300)			
Cumulative Cost Basis	(14,000)	(20,300)	(26,600)	(26,900)	(27,200)	(27,500)			
Sale Price						40,584			
Selling Costs						(2,841)			
Flip Profit to Investor (Pre-Tax)						10,243			
Total Cash Committed						27,500			
Return on Cash Investment (annualized)						89.39%			

## CASH FLOW SUMMARY (HOLD)

<div> <div> <b>67 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	(12,500)								
Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(300)	(300)	(300)	(300)	(300)			
Rehab Draws/Expenses		(6,000)	(6,000)						
Interest (Paid or Accrued)		0	0	0	0	0			
Total Cash Spent in Period	(14,000)	(6,300)	(6,300)	(300)	(300)	(300)			
Cumulative Financed	0	0	0	0	0	0			
Cumulative Cost Basis	(14,000)	(20,300)	(26,600)	(26,900)	(27,200)	(27,500)			

Cash Tied up in Deal	27,500
Equity Left in Deal	40,584

# COMPARABLE SALES REPORT

Property Address: **67 East Pearl St**  
 Property City, State, ZIP: **Toledo, OH 43608**  
 Bedrooms: 3 Baths: 1 Sq. Feet: 842 Built: 1916  
 Notes: The comps below represent homes sold within the past 6 months in one half a mile of the subject property.

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Property Address:	Beds	Baths	Sq. Ft.	Date Sold	Sales Price	\$/Sq.	Dist	Notes
1. 262 majestic dr Toledo OH	3	1	1,026	7/8/2021	75,000	73	0.2	
2. 34 e streicher st Toledo OH	3	1	760	9/24/2021	23,800	31	0.28	
3. 3410 polk pl Toledo OH	3	1	968	8/3/2021	35,000	36	0.78	
4. 3412 twining st Toledo OH	3	1	1,005	12/1/2021	35,000	35	0.83	
5. 3535 twining st Toledo OH	3	1	920	12/3/2021	61,000	66	0.83	
6.								
7.								
8.								
9.								
10.								
<b>Average</b>					<b>45,960</b>	<b>48</b>		