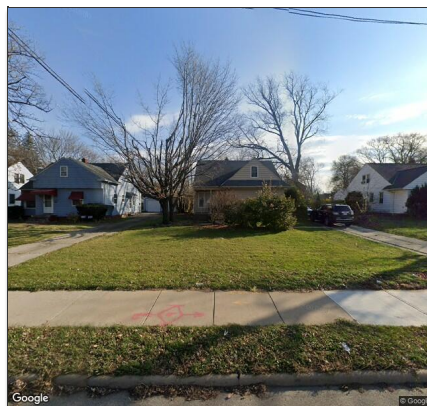


Lender Report

1819 Warrensville Center Rd, South Euclid, OH 44121, USA

Bedrooms: 4, Bathrooms: 2.0, Sqft: 1476, Lot Size: 10855, Year Built: 1954



Project Summary

Project Costs

Purchase Price	\$103,000
Purchase Costs	\$0
Rehab Costs	\$35,000
Rehab Contingency (10%)	\$3,500
Rehab Holding Costs	\$1,139
Total Project Costs	\$142,639
Financing	\$0
Cash out of Pocket	\$142,639
Rehab Project Length	4 Month(s)

Project Returns

Sales Price	\$164,000
Project Costs	(\$142,639)
Sale Costs	\$0
Profit Amount	\$21,361
ROI	14.98%
ROR	44.93%
Unlevered ROI	14.98%
Unlevered ROR	44.93%

Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
4050 Hinsdale Rd	0.094 miles	4	2.0	1405	\$162,000	\$115	2021-04-13
4125 Stonehaven Rd	0.25 miles	4	2.0	1688	\$165,000	\$98	2021-03-02
4129 Harwood Rd	0.26 miles	4	1.0	1616	\$113,000	\$70	2021-04-30
Average:					\$146,667	\$94	



CMA Summary

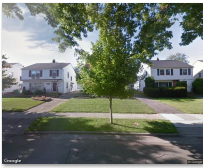
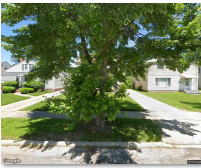
By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$146,667	Avg of Sales ARV	\$146,667
Subject Sqft	1,476	Subject Sqft	1,476
Adjusted \$/sqft	\$99	Avg of Sales ARV \$/sqft	\$99

By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$94	Avg of Unadjusted \$/sqft	\$94
Subject Sqft	1,476	Subject Sqft	1,476
Calculated Adj. ARV	\$139,236	Calculated ARV	\$139,236

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
								
Address	1819 Warrensville Center Rd, South Euclid, OH 44121, USA		4050 Hinsdale Rd, South Euclid, OH 44121, USA		4125 Stonehaven Rd, South Euclid, OH 44121, USA		4129 Harwood Rd, South Euclid, OH 44121, USA	
Sold Date		2004-09-16		2021-04-13		2021-03-02		2021-04-30
Sold \$		\$127,000		\$162,000		\$165,000		\$113,000
Sqft		1,476		1,405		1,688		1,616
\$/sqft		\$86		\$115		\$98		\$70
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	4.00	4.00	\$0	4.00	\$0	4.00	\$0
Bathrooms	\$0	2.00	2.00	\$0	2.00	\$0	1.00	\$0
Garage spaces	\$0	0.00	2.00	\$0	2.00	\$0	2.00	\$0
Carport spaces	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	10,855.00	4,720.00	\$0	5,440.00	\$0	4,720.00	\$0
Basement sqft	\$0	984.00	621.00	\$0	1,112.00	\$0	624.00	\$0
Has pool	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Has view	\$0	1.00	1.00	\$0	1.00	\$0	1.00	\$0
Adjustment Subtotals				\$0		\$0		\$0
Adjusted \$/sqft		\$99		\$115		\$98		\$70
Adjusted ARV \$		\$146,667		\$162,000		\$165,000		\$113,000
Notes								

Property Photos

