



Price: **\$107,000** 827 W Terrace Dr, Glenwood, IL 60425
Glenwood Flip



Purchase Price	\$107,000
Estimated Value	\$140,000
Property Type	Single-Family Home
Beds/Baths	4 beds, 2.5 baths
# of Units	1
Square Feet	2322
Occupancy Status	Rented
Year Built	1963
Total Views	13

77% % of Market Value

46.2% Cash on Cash Return
Hard Money Purchase

Key Analytics

Initial Cash Investment	(\$44,405)
IRR	(53.82%)
Total Profit	(\$23,896)
Purchase Cap Rate	(6.85%)
Break Even Ratio	0.00%
Payback Ratio	-4.69 Years
Equity at Close	\$163,896
Monthly Cash Flow (Year 1)	(\$789)

Financing Assumptions

Hard Money Loan

Loan to Cost	65.00%
Loan Points	2.00%
Interest Rate	12.00%
Term (months)	8
Closing Costs	\$0

Property Description

GORGEOUSLY RENOVATED 4BED/2.1 BATH SPLIT LEVEL IN H-F SCHOOLS! BEAUTIFULLY REMODELED KITCHEN W/ CHERRY CABINETS, STAINLESS STEEL APPLIANCES, GRANITE COUNTERS, & GLEAMING HARDWOOD FLOORING! SPACIOUS MASTER SUITE FEATURES FULL BATH & WALK-IN CLOSET! ALL BEDS ADORNED W/ HARDWOOD FLOORS! SEPARATE.

Purchased from a REO bank foreclose for \$47k. Hard money was used to renovate and rehab.

Property Information

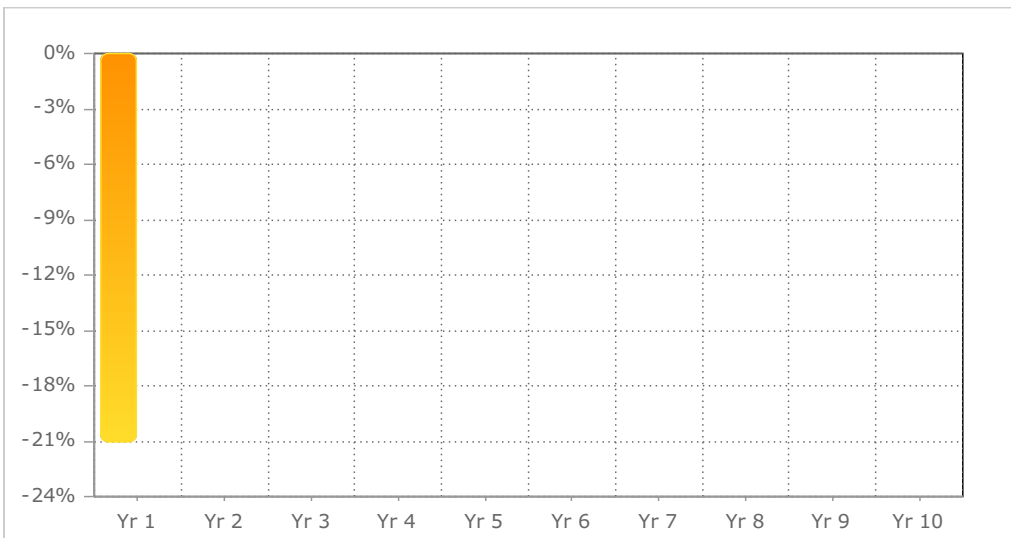
Single-Family Home Roof Condition: **New (< 2 years)** Rehab Needed: **No**
 Roof Type: **Composition Shingle** Vacant: **No**

Revenue & Expenses

Taxes	\$6,900/year
Insurance	\$425/year

Investment Snapshot

Annual Cash on Cash Return (From Rent)



Photos

