

# REIA Report<sup>®</sup> : Investor Profile

## Borrower Information

Name: John Hill	Current Employer: Cosco	Gross Income 2007: \$51,000
Address: 160 Sharon Drive	Position: Sales Manger	Gross Income 2006: \$49,500
City: New Castle	Time on Job in Years: <b>6.6</b>	Gross Income 2005: \$49,000
State: PA	Gross Monthly Income: \$3,000	Estimated Credit Score: <b>640</b>
Zip: 16612	Have you filed Bankruptcy: No	Debt to Income Ratio: <b>43.67%</b>
Phone #: 724-999-10000	Current with ALL Payments: Yes	Purchase Price of Property: \$115,000
Cell Phone #: 724-999-9999	Housing Expenses (28%): \$1,190	Global Debt to Income Ratio: <b>37.72%</b>
Email: MHenry@gmail.com	Housing & Debt (36%): \$1,530	Global Debt Service Coverage Ratio: <b>2.65%</b>

### Liquidable Assets

Cash on Hand:	\$9,453
CD/Money Market:	\$0
Cash Value Life Insurance:	\$0
Market Value US Securities:	\$125,000
Marketable Securities:	\$100,000
Stocks:	\$43,721
401K:	\$0
IRA:	\$0
Personal Property:	\$20,000
Profit Sharing/Pension:	\$0
Investment Real Estate:	\$1,235,000
Personal Residence:	\$0
<b>TOTAL ASSETS:</b>	<b>\$1,533,174</b>

### Gross Income:

From	Yearly
Salary/Wages:	\$36,000
Military Pay:	\$14,400
Social Security:	\$0
Pension:	\$0
Rentals:	\$0
Business (draw):	\$0
Interest:	\$600
Dividends:	\$0
Medical Disability:	\$0
	\$0
	\$0
<b>Total INCOME:</b>	<b>\$51,000</b>

### Recurring Debt:

Creditor	Balance	Monthly Payment
Home (PITI*):	\$72,000	\$600
Other Properties (PITI*):	\$92,000	\$800
Property Management:	\$10,000	\$78
Equity Loans:	\$7,200	\$328
Car Payments:	\$945	\$50
Credit Cards:	\$0	\$0
Alimony/Child Support:	\$0	\$0
Student Loans:	\$0	\$0
Medical / Dental:	\$0	\$0
Furniture / Appliance:	\$0	\$0
	\$0	\$0
<b>TOTAL LIABILITY:</b>	<b>\$182,145</b>	<b>\$1,856</b>

\* PITI= Property Mortgage Principle + Interest + Taxes + Insurance

### Number of Mortgages Held

Name of Holder	Number Held
John Hill	5
HRJ LLC	10
Verona LLC	10

### Total Out of Pocket Needed= \$34,422.50 will come from

Bank Account:	\$4,423
Equity Line from other investment property:	\$10,000
Cash-in of CD:	\$20,000
	\$0
<b>TOTAL FUNDS AVAILABLE:</b>	<b>\$34,423</b>

Which type of ownership will be used to purchase this property? Sole Ownership, Co-Ownership, or by Corporate Entity **Corporate Entity**

### Previous Experience Relating to this Project

- Own other income producing property
- Manage my own properties
- Qualified Plumber
- Qualified Electrician
- Experienced painter
- Experienced carpenter
- Experienced landscaper
- Experienced at installing flooring

### Steps to Increasing Profits

#### Reduce Operating Expenses

- Modify existing furnace system and add separate electric in room heaters
- Add two additional electrical entrances to separate utilities
- Inspect and maintain all plumbing (toilets, sinks) every 6 months

#### Increase Income

- Increase rents by 5% per year (written into all tenant contracts)
- Remodel additional unit and rent for \$400 month plus utilities
- Rent 4 stall garage at \$30 per month per stall

### Available Documents:

#### Personal

- Last 3 years tax returns
- Bank Statements
- Verification of Bank Account holdings
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#### On Property

- Deed
- Signed Leases
- Rent Rolls
- Tax Schedules- three years from Seller
- Demographic Data
- Traffic Flow Counts
- Survey
- Zoning and Use Codes

Method of Property Management: Use of a Property Manager or Self Managed **Self Managed**

I Authorize Lender to Pull My Credit AFTER Review of Verbal Pre-qualification **Yes**