



**GreenEarthEquities**  
Bringing Green to Foreclosed Homes

# Investor Information



*Potential Buy & Hold  
acquisition for future  
Energy Wise flip or  
long term investment*

## 4382 North Cleo Avenue Fresno, CA 93722

### Property Details

Price: **\$84,900** 📅 **↓\$10,000** on 04/04/12  
Est. payment: **\$499 /mo** 🏠  
Bedrooms: **3**  
Bathrooms: **2**  
Property type: **Single-Family Home**  
Size: **1,155 sqft**  
Lot: —  
Price/sqft: **\$74 /sqft**  
Year built: —  
Added on Trulia: **35 days ago**  
Total views: **27** (as of 4/7/12)  
MLS/ID: **388588**  
Nearby School: **Teague Elementary School**  
Neighborhood: **West**  
Zip: **93722**  
Provided by: **[londonproperties.com](http://londonproperties.com)**

Information provided by Trulia.com

### GreenEarthEquities

All GEE investment opportunities are developed with Energy Wise Foreclosed Homes remodelers in mind. We look for properties that provide the margins necessary for deep energy retrofits that will increase comfort, value while helping to Save the Planet!

### Investment Strategies

Current real estate market conditions make this a perfect time for house flippers with Green Hearts to make a significant

impact on the vast inventory of previously owned homes as well as a far greater return on their

*Average neighborhood.  
High Phase 1 costs may  
be offset by \$1,200  
per month rent*

investment than the 1-2% rates being offered by banks and savings institutions...



**G.R.I.P.**  
PROPERTY  
MANAGEMENT

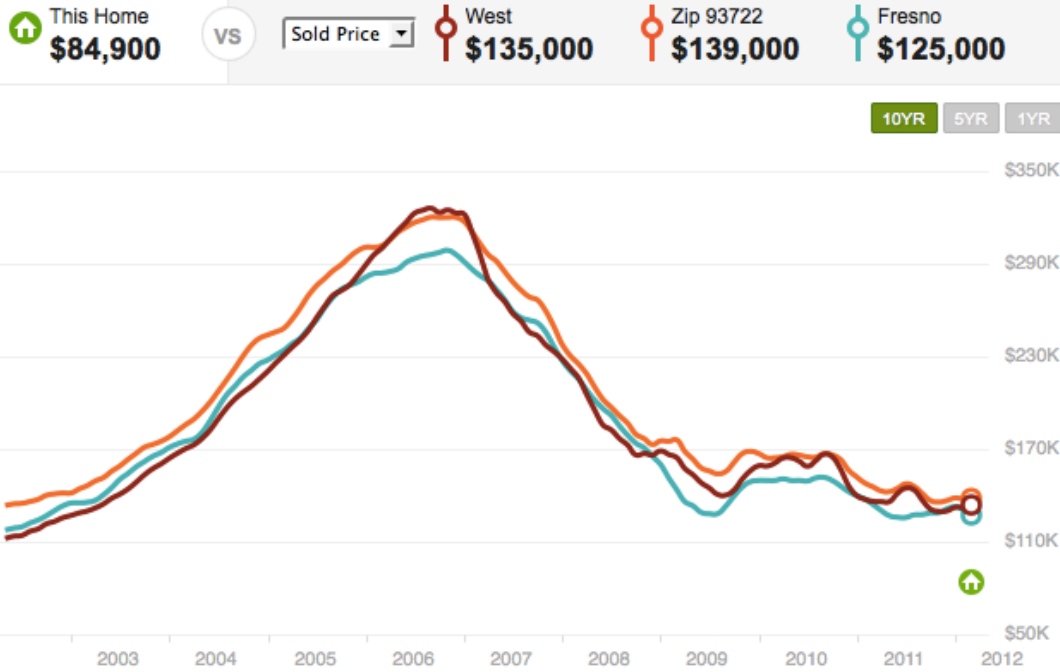
### Let us take the work out of Investing...

GEE offers a variety of investment strategies, from simple interest and consulting to joint ventures and property management. Visit **[GreenEarthEquities.com](http://GreenEarthEquities.com)**



# Price & Sales Comparables

## Price Comparison of 4382 N Cleo Ave



## Sold Homes near 4382 N Cleo Ave

Address	Distance	Property Type	Sold price	Sold date	Bed Bath	Sqft
<a href="#">4392 N Brix Ave, Fresno CA</a>	0.04 mi	Single-Family Home	\$82,000	7/08/11	3 1¾	1,155
<a href="#">4364 N Cornelia Ave, Fresno CA</a>	0.13 mi	Single-Family Home	\$73,500	1/13/12	3 1¾	1,154
<a href="#">4132 N Cornelia Ave, Fresno CA</a>	0.28 mi	Single-Family Home	\$73,000	10/20/11	3 1¾	1,154
<a href="#">5356 W Holland Ave, Fresno CA</a>	0.30 mi	Single-Family Home	\$73,000	7/26/11	3 1¾	1,215
<a href="#">4349 N Delbert Ave, Fresno CA</a>	0.30 mi	Single-Family Home	\$87,500	12/23/11	3 1¾	1,154

Information provided by Trulia.com

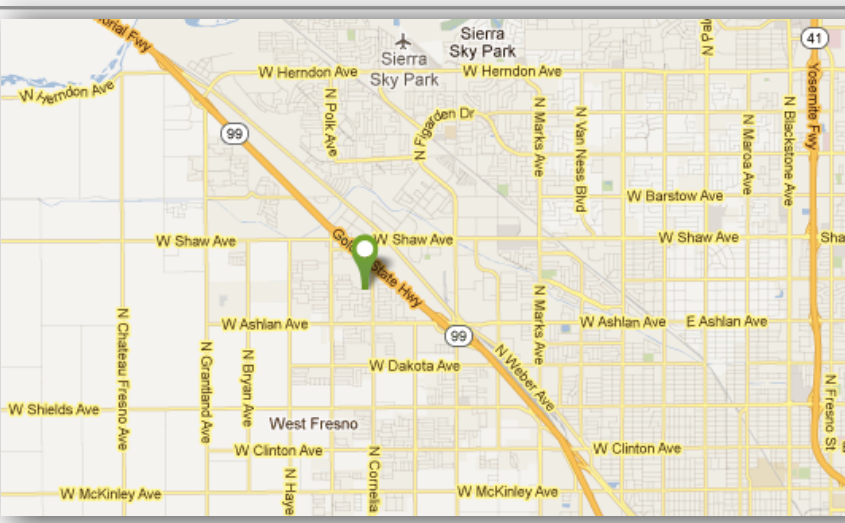
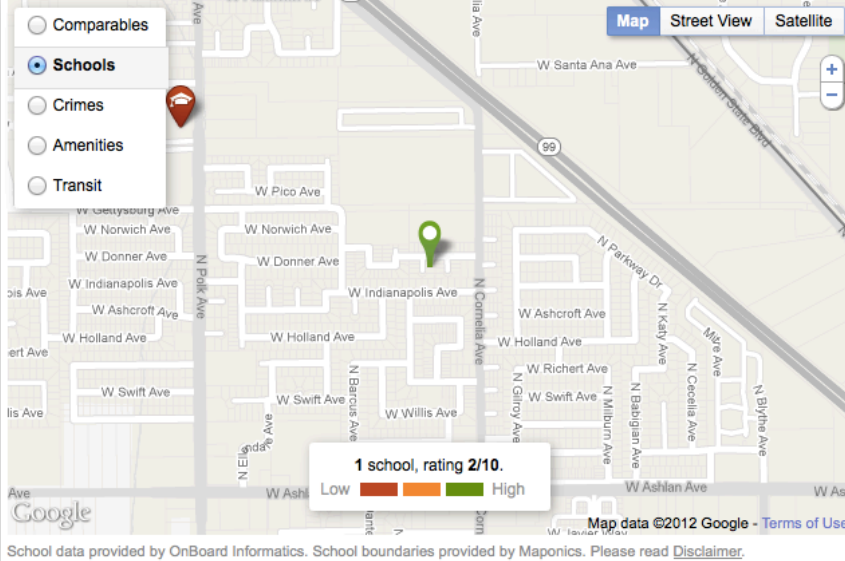
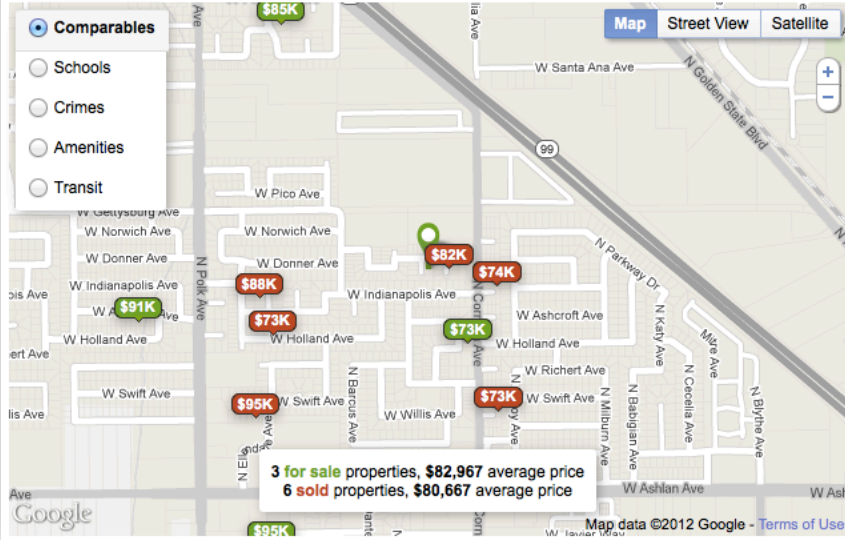
*Fresno's extreme summer temperatures can make pools an added rental and future sale value*



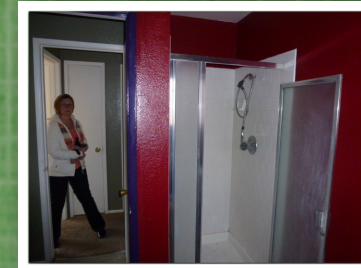
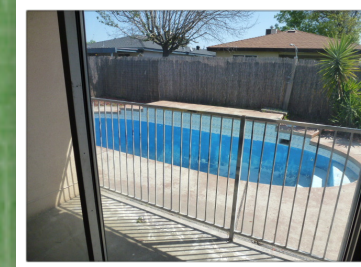
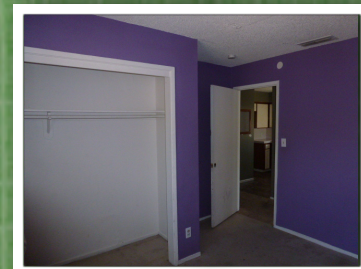


# Location Information

## Location Information near 4382 N Cleo Ave



Information provided by Trulia.com



## Your Results!

\$1,200 - 3 bed, 4382 North Cleo Avenue, Fresno, CA 93722

Your rent is reasonable for your area.



## Property Pros & Cons

**Pros:** While this property is inexpensive today, it was valued between 2-3 times as much a few years ago and has the potential of recovering some of that lost equity in the near future. Phase 1 energy and rental remodel expense is high but so are area rents. A 3/2 with a pool is a great combination in the Fresno area.

**Cons:** The area and immediate neighborhood are slightly below average.

**Buy and Hold Recommended:** Property values have plummeted, yet area rents remain relatively high, allowing for a far greater rental cash flow with good short and long term return on investment (ROI).

### Mortgage Home Loan Calculator [HELP?](#)

[Loan Calculator](#) [Payment Schedule](#) [Payment Chart](#)

Select a variable, then use the slider or enter a numeric value.

<input type="radio"/> Loan Amount	<input type="text" value="\$0"/> <input type="text" value="\$3,000,000"/>	<input type="text" value="\$6250"/>
<input type="radio"/> Loan Period	<input type="text" value="0 yrs"/> <input type="text" value="50 yrs"/>	<input type="text" value="30 yrs"/>
<input type="radio"/> Annual Rate	<input type="text" value="0.000%"/> <input type="text" value="25.000%"/>	<input type="text" value="5.000%"/>
<input checked="" type="radio"/> Monthly Payment	<input type="text" value="\$0"/> <input type="text" value="\$300,000"/>	<input type="text" value="\$301.96"/>

Total Interest Paid: \$52,456

#### Results

Your monthly payment will be **\$302**.

Powered by VisualCalc

### Mortgage Home Loan Calculator [HELP?](#)

[Loan Calculator](#) [Payment Schedule](#) [Payment Chart](#)

Select a variable, then use the slider or enter a numeric value.

<input type="radio"/> Loan Amount	<input type="text" value="\$0"/> <input type="text" value="\$3,000,000"/>	<input type="text" value="\$50,000"/>
<input type="radio"/> Loan Period	<input type="text" value="0 yrs"/> <input type="text" value="50 yrs"/>	<input type="text" value="30"/>
<input type="radio"/> Annual Rate	<input type="text" value="0.000%"/> <input type="text" value="25.000%"/>	<input type="text" value="5.000%"/>
<input checked="" type="radio"/> Monthly Payment	<input type="text" value="\$0"/> <input type="text" value="\$300,000"/>	<input type="text" value="\$268.41"/>

Total Interest Paid: \$46,628

#### Results

Your monthly payment will be **\$268**.

Powered by VisualCalc

# Property Evaluation Schedule

4382 N. Cleo Ave Fresno CA 93722	Phase 1 Remodel	Estimate Cash Sale	Home Path 10%	Conventional 20%	Adjustments	Questions	Other Comments
List Price	84,900						
Days on Market	35						
Bedroom	3						
Bathrooms	2						
Size: Interior	1,155						
Size: Lot	?						
Garage	1						
Pool	Yes						
Year Built	?						
Neighborhood (1-10)	5						
School District	Fresno						
Rental Value: High	1,300						RentOMeter average \$1,200
Rental Value: Low	1,100						
Comps Average	65,500						See attachment
ARV: High	?						
ARV: Low	?						
Considerations	Rehab Cost						Roof/Pool/Other
Suggested Offer	60,000						See Comment
HomePath	<input checked="" type="checkbox"/>						
Remodel Requirements							
Driveway	<input type="checkbox"/>						Rental quality
Walkway	<input type="checkbox"/>						Rental quality
Trees	<input type="checkbox"/>						Rental quality
Front Yard	<input checked="" type="checkbox"/>	100					Paint/Replace
Garage Door	<input checked="" type="checkbox"/>	100					
Roof	<input checked="" type="checkbox"/>	7,000					Rental quality
HVAC	<input checked="" type="checkbox"/>	200					Unknown
Furnace	<input type="checkbox"/>						
Windows	<input checked="" type="checkbox"/>	100					Screens
Paint: Exterior	<input checked="" type="checkbox"/>	100					Stucco patch
Sprinkler System	<input checked="" type="checkbox"/>	200					
Fences	<input checked="" type="checkbox"/>	500					Wood and Pool access
Back Yard	<input type="checkbox"/>						
Patio	<input type="checkbox"/>						
Trash Haul	<input type="checkbox"/>						
Exterior doors	<input checked="" type="checkbox"/>	500					Front screen/Backyard access
Pool: Surface	<input checked="" type="checkbox"/>	3,500					Chlorine bath
Pool: Plumbing	<input type="checkbox"/>						
Pool: Deck	<input type="checkbox"/>						
Pool: Filter	<input checked="" type="checkbox"/>	250					
Carpet	<input checked="" type="checkbox"/>	1,200					
Paint: Interior	<input checked="" type="checkbox"/>	1,200					
Fixtures	<input checked="" type="checkbox"/>	500					
Ceiling fans	<input type="checkbox"/>						
Kitchen Cabs	<input checked="" type="checkbox"/>						
Kitchen Appliances	<input checked="" type="checkbox"/>	1,000					
Kitchen Counters	<input type="checkbox"/>						
Kitchen Sink	<input type="checkbox"/>						
Kitchen Flooring	<input checked="" type="checkbox"/>	300					
Hall Bath Cabs	<input type="checkbox"/>						
Hall Bath Counter	<input type="checkbox"/>						
Hall Bath Flooring	<input type="checkbox"/>						
Hall Bath Enclosure	<input type="checkbox"/>						
Master Bath Cabs	<input checked="" type="checkbox"/>	50					
Master Bath Counter	<input type="checkbox"/>						
Master Bath Sink	<input type="checkbox"/>						
Master Bath Flooring	<input type="checkbox"/>						
Master Bath Enclosure	<input type="checkbox"/>						
Electrical	<input checked="" type="checkbox"/>	400					
Plumbing	<input checked="" type="checkbox"/>	400					
Water Heater	<input type="checkbox"/>						
Thermostat	<input type="checkbox"/>						
Electrical Panel	<input type="checkbox"/>						
Shell Seal	<input checked="" type="checkbox"/>	1,000					
Insulation: Attic	<input checked="" type="checkbox"/>	1,200					
Insulation: E/Walls	<input type="checkbox"/>						
Duct Sealing	<input checked="" type="checkbox"/>	600					
Other Costs	<input checked="" type="checkbox"/>	1,500					Relocate backyard entrance
Misc	<input checked="" type="checkbox"/>	1,000					
<b>Total</b>		<b>22,900</b>					
Getting Started							
Purchase Price		60,000	60,000	60,000			
Phase 1 Estimate		22,900	22,900	22,900			
Purchase Cost		60,000	6,000	12,000			
Closing Costs		2,500	2,500	2,500			
GRIP Fee		8,290	8,290	8,290			
<b>Investment Total</b>		<b>93,690</b>	<b>39,690</b>	<b>45,690</b>			
Continuing							
Rent: Average		1,200	1,200	1,200			
Less 5% Vacancy		1,140	1,140	1,140			
Less 8% Maintenance		96	96	96			
Taxes & Insurance		75	75	75			
Management Fee		120	120	120			
Loan Payment			302	269			
Rent Net Return/m		945	643	676			
<b>Rent Net Return/yr</b>		<b>11,340</b>	<b>7,716</b>	<b>8,112</b>			
Investment Cost		93,690	39,690	45,690			
<b>Estimated ROI</b>		<b>12.10%</b>	<b>19.44%</b>	<b>17.75%</b>			

## Acquisition Team Comments



*Jennifer Martin*  
Keller Williams Westland Realty  
[www.RedwaveHomes.com](http://www.RedwaveHomes.com)

### **4382 N. Cleo Ave. Fresno CA:**

While there are some nice homes in the area, this block and those adjacent to it are less so. The roof replacement and pool resurfacing are expensive. Also I would suggest that having the only interior access to the backyard be through a bedroom sliding glass window is a problem.

I would relocate backyard access to the slight bay window area in the dining room. For pool security a wrought iron gate could be installed along that side of the house.

Phase 1 remodel costs for this property are high but so are area rents.



*Rob Pennington*  
GEE Administrator  
[Rob@GreenEarthEquities.com](mailto:Rob@GreenEarthEquities.com)

### **4382 N. Cleo Ave. Fresno CA:**

The area isn't perfect but the schools are average or slightly above. Freeway access is good. Going to need extensive rental remodel.

I believe it still offers a substantial value for those interested in buy and hold. Having run the numbers, depending on financing the return could be in the double digits (as much as 10x's savings account interest rates).

View dozens of pictures of this property at:  
[http://photobucket.com/4382\\_N\\_Cleo](http://photobucket.com/4382_N_Cleo)



*Dave Robinson*  
GEE Principal  
[Dave@GreenEarthEquities.com](mailto:Dave@GreenEarthEquities.com)

### **5048 E. Home Ave. Fresno CA:**

Properties are getting scarcer as more investors begin to appreciate the idea of buy and hold. I think it would make a great rental and eventual energy wise house flip.

As always we'd need to do at least the Phase 1 initial retrofit including our energy package's shell and duct sealing and additional attic insulation. After managing the home for a few years, once the market begins to recover, we could finish some or all our Energy, WOW and Done package for the investor.



# Comparable Market Analysis - CMA

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 04/07/12 at 8:47am

Property Type Residential Include Property Subtype Single Family Transaction Type Sale Map Search Polygon Target Address 4382 N Cleo, Fresno, ca 93722 :Statuses Active, Backup, Pending, Sold (10/9/2011 or after)

Page 1

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
4262 N Brik Ave	Fresno		3	1.75	1,125	3534sf	1983		03/26/12	64.80	11/11	72,900	72,900
4382 N Cleo Ave	Fresno		3	2	1,155	4100sf	1986	P	03/02/12	73.51	36/36	94,900	84,900
Averages					1,140					69.16	24/24	83,900	78,900
					High 84,900				Low 72,900		Median 78,900		

Listing Count 2

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
4405 N Dante Ave	Fresno		3	1.75	1,155	4515sf	1986		02/29/12	50.65	31/31	69,999	69,999	58,500	83.57
4132 N Cornelia Ave	Fresno		3	2	1,154	0.104ac	1984	F	10/20/11	63.26	152/152	90,000	73,000	73,000	100.00
4364 N Cornelia Ave	Fresno		3	2	1,154	4900sf	1985		01/13/12	63.69	65/65	82,000	70,000	73,500	105.00
4220 N Foresters Ave	Fresno		3	1.75	1,100	6060sf	1983	F	04/03/12	88.09	80/80	99,900	96,900	96,900	100.00
Averages					1,141					66.42	82/82	85,475	77,475	75,475	97.42
					High 96,900				Low 58,500		Median 73,250				
					1,141					67.33	63/63	84,950	77,950	75,475	

Report Count 6

Report Averages

Presented By: Jennifer Martin Lic: 00948442 / Keller Williams Westland Realty Phone: 559-259-8153 Lic: 00948442

Information herein deemed reliable but not guaranteed. Representations are

Information herein deemed reliable but not guaranteed, representations are approximate, individual verification recommended.

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U.S. Patent 6,910,045

(0040 -0)



## ENERGY WISE RESIDENTIAL REMODELING Investment Opportunities

### WIN - WIN INVESTING

Today's real estate market provides a perfect opportunity for green builders and investors to work together reaping rewards and profits for themselves, their local communities and our planet.

**Green Earth Equities** brings decades of energy wise construction experience together with a *proven track record* in residential remodeling to provide a variety of secure and lucrative investment options.

If you like the idea of REALLY saving the planet, one home at a time... And would like to earn a return on your money that is a lot higher than Bank rates and more secure than the stock market, **Green Earth Equities** has many exciting ways you can invest.



**Guaranteed Interest:** Have \$20,000 or more? Invest at a guaranteed simple interest rate of 6% for six months of longer. Upon completion of term you can decide to take your money or invest again. Plans can be custom tailored and or secured.

**Consulting:** Take full advantage of GreenEarthEquities' experience in any or all aspects of energy wise residential remodeling. We can help in everything from property identification and acquisition to remodeling and marketing. Should you decided to buy and hold, we offer property management as well.

**Project Management:** Through G.R.I.P. (Green Renovator's Investment Program) we make your Energy Wise Investment simple and profitable. We offer assistance from property acquisition and remodeling to marketing for sales or lease. Buy and hold projects have never been easier.

### GREEN EARTH EQUITIES

PO Box 16127 Fresno, CA 93755 • (559) 994-9477 • Dave@GreenEarthEquities.com

Make Your Dollars Make Sense  
with Energy Wise Residential  
Remodeling Investing...