

COMPS					
Price	Square feet	\$/Sq ft	Beds	Baths	Sold
\$280,000	2,270	\$123	4	1.75	4-Mar N
\$291,000	2,576	\$113	3	2.50	18-Feb Y Same N
\$300,000	2,275	\$132	4	3.00	15-Apr
\$314,000	2,519	\$125	4	3.00	16-May
\$465,000	3,965	\$117	5	2.50	31-Mar N
\$435,000	2,337	\$186	4	2.50	18-May N
\$490,000	3,165	\$155	5	3.50	28-Feb N
\$476,000	3,385	\$141	4	3.00	10-May N
\$343,000	2,752	\$125	4	3.00	6-May
\$345,000	2,023	\$171	4	3.00	13-May

Low \$/sq ft \$113
 High \$/sq ft \$186
 Average \$/sq ft \$139
 Average \$/sq ft removing highest and lowest \$135.97

DIRECTIONS:

REQUIRES INPUT BY USER
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 AUTOMATICALLY CALCULATES
For all risk taken!!!
 ROI of 20% **Price needs to be**
 = 366,606
 COSTS
 Associated 305,505
 With project (includes selling realtor fees)

FIXER?	SUBJECT:	Beds	Baths	Sq Ft	Asking	Asking \$/Sq Ft
		4	2.50	2,664	\$238,000	\$89.34 .32 acres
	Foreclosure Amount				\$70,000	
	ARV using Average \$/sq ft removing highest and lowest:					
	ARV			\$362,224		
	Repairs			\$50,000		
	MAX price to pay:			\$312,224	100% LTV	
	50% Loan to value			\$156,112		
	55% Loan to value			\$171,723		
	60% Loan to value			\$187,334		
	65% Loan to value			\$202,945	Pre auction Bid	
	70% Loan to value			\$218,557		
	75% Loan to value			\$234,168	60LTV PP Loan I could get	
	80/80 Loan I could get			\$218,974.90	\$134,231	
	CASH NEEDED TO CLOSE			\$64,868.75	\$149,612	
	% of Max Offer?			71.65%		
	\$/sq ft of Max Offer?			\$83.98		
	PRICE PAID			\$217,000.00		
	Auction Buyer Fees			\$0.00	% of FMV	
	Total Price Paid			\$217,000.00	\$9.91%	

PREBID MAX & ABSOLUTE MAX BID	
CALCULATED ESTIMATE ONLY 12% interest at 75% ARV	239400
AVERAGE PRICE Profit potential	\$70,952.05
Profit AIM:	\$345,000.00
ASSIGNMENT/DC	\$230,000.00
MAXIMUM profit	\$151,315
based on highest \$/sq ft	\$53,728.27
MAXIMUM profit with RE Agent	\$6,160.00
with RE Agent	\$389,306.50 less \$40 /sq ft
Buyer's closing costs?	\$7,500.00

1 YEAR PROFITS WITH HOLDING COSTS:

AVERAGE PRICE Profit potential	\$57,263.87	MAXIMUM profit	\$137,627
Profit AIM:	\$365,000.00	based on highest \$/sq ft	\$60,040.09
ASSIGNMENT	\$230,000.00	\$389,306.50 less \$40 /sq ft	\$6,160.00
	\$365,000.00		\$60,040.09

3. Closing Cost (Typically 3% of Loan Amount)	\$ 3,900.00	Off of Escrow papers
4. Cost of Renovation	\$ 50,000.00	
5. Cost of Lawyer*	\$ -	
6. Home Inspector	\$ 300.00	
7. Transfer Tax	\$ 220.00	
8. Real-estate Commission @ 6%	\$ 21,733.43	
(NOTE: I would resell this one myself, no realtor)	MLS fees \$600	
Holding Costs		
9. Monthly Maintenance	\$ 20.00	2440
10. Monthly Utilities	\$ 75.00	
11. Monthly Mortgage Payments	\$ 1,446.67	IO
12. Monthly Insurance Payments	\$ 37.00	10%
13. Annual Property Tax (1.1 % of ARV)	\$ 3,984.46	
POINTS PD?	\$ 4,708.91	2 # of pts
14. Number of Months Property Is Held Before Sale	4	
PROFIT DESIRED:	\$ 50,000.00	
TOTAL COSTS, INCLUDING HOLDING (no RE comm)	\$ 66,771.73	
TOTAL COSTS, INCLUDING HOLDING & RE comm	\$ 88,505.16	
MAX OFFER?	\$223,718.62	
60% LTV of ARV Loan:	\$217,334.27	65% LTV of ARV
Cash to close	\$ 66,509.38	Cash to close \$ 48,398.19
YEAR Holding Costs		
9. Monthly Maintenance	\$ 20.00	
10. Monthly Utilities	\$ 75.00	
11. Monthly Mortgage Payments	\$ 1,446.67	P&I
12. Monthly Insurance Payments	\$ 37.00	
13. Annual Property Tax (1.1 % of price paid)	\$ 2,387.00	
POINTS PD?	\$ 4,708.91	2 # of pts
14. Number of Months Property Is Held Before Sale	12	
PROFIT DESIRED:	\$ 50,000.00	
TOTAL COSTS, INCLUDING HOLDING (no RE comm)	\$ 80,459.91	
TOTAL COSTS, INCLUDING HOLDING & RE comm	\$ 102,193.34	
MAX OFFER?	\$210,030.44	