

COMPS					FIXER?	SUBJECT:	Beds	Baths	Sq Ft	Asking	Asking \$/Sq Ft	
\$259,000	2,574	\$101	3	2.00		26-Jul	4	2.50	2,664	\$238,000	\$89.34	.32 acres
\$300,000	2,275	\$132	4	3.00		15-Apr						
\$369,000	2,572	\$143	4	4.00		15-Jun				\$70,000		
\$314,000	2,519	\$125	4	3.00		16-May						
\$465,000	3,000	\$155	5	2.50		31-Mar						
\$435,000	2,337	\$186	4	2.50		18-May						
\$345,000	2,023	\$171	4	3.00		13-May						
\$476,000	3,385	\$141	4	3.00		10-May						
\$280,000	2,270	\$123	4	1.75		4-Mar						
\$290,875	2,111	\$138	4	2.00		13-Jul						
\$343,000	2,752	\$125	4	3.00		6-May						
\$400,400	2,752	\$145	4	3.00		20-Jun						

Low \$/sq ft	\$101	2nd	\$123	\$298,328	TO	80/80 Loan I could get	\$226,413.67	\$138,010
High \$/sq ft	\$186	2nd	\$171	\$475,091		CASH NEEDED TO CLOSE	\$74,146.00	\$162,549
Average \$/sq ft	\$140		\$140			% of Max Offer?	72.04%	
Average \$/sq ft removing highest and lowest	\$139.74		\$137.94	\$367,476		\$/sq ft of Max Offer?	\$86.34	
			\$137.94	\$367,476		PRICE PAID	\$232,000.00	
						Auction Buyer Fees	\$0.00	% of FMV(ARV)
						Total Price Paid	\$232,000.00	62.32%

DIRECTIONS:

REQUIRES INPUT BY USER

REQUIRES INPUT BY USER

AUTOMATICALLY CALCULATES

For all risk taken!!!

ROI of 20% Price needs to be = 401,106

COSTS Associated 334,255

With project (includes selling realtor fees)

AVERAGE PRICE Profit potential	\$52,853.40	MAXIMUM profit	\$69,888
Profit AIM:	\$360,000.00	based on highest \$/sq ft	
ASSIGNMENT	\$236,000.00	\$520.00	\$415,946.50 less \$30 /sq ft
Another scenario	\$375,000.00	\$55,581.50	MAXIMUM profit with RE Agent
Buyer's closing costs?		\$7,500.00	\$47,552

1 YEAR PROFITS WITH HOLDING COSTS (A WORST CASE SCENARIO):

AVERAGE PRICE Profit potential	\$33,597.07	MAXIMUM profit	\$50,632
Profit AIM:	\$365,000.00	based on highest \$/sq ft	
ASSIGNMENT	\$236,000.00	-\$3,140.00	\$415,946.50 less \$30 /sq ft
Another scenario	\$375,000.00	\$36,325.16	
Buyer's closing costs?		\$7,500.00	

3. Closing Cost (Typically 3% of Loan Amount)	\$ 3,900.00	Off of Escrow papers
4. Cost of Renovation	\$ 53,000.00	
5. Cost of Lawyer*	\$ -	
6. Home Inspector	\$ 300.00	
7. Transfer Tax	\$ 220.00	
8. Real-estate Commission @ 6%	\$ 22,336.31	
(NOTE: I would resell this one myself, no realtor)	MLS fees \$600	
Holding Costs		
9. Monthly Maintenance	\$ 20.00	
10. Monthly Utilities	\$ 75.00	
11. Monthly Mortgage Payments	\$ 2,126.67	IO
12. Monthly Insurance Payments	\$ 37.00	
13. Annual Property Tax (1.1 % of ARV)	\$ 4,094.99	
POINTS PD?	\$ 12,098.84	5 # of pts
14. Number of Months Property Is Held Before Sale	4	
PROFIT DESIRED:	\$ 40,000.00	
TOTAL COSTS, INCLUDING HOLDING (no RE comm)	\$ 79,918.50	
TOTAL COSTS, INCLUDING HOLDING & RE comm	\$ 102,254.81	
MAX OFFER?	\$230,017.09	

60% LTV of ARV Loan:	\$223,363.14	65% LTV of ARV	\$241,976.74
Cash to close	\$ 77,196.53	Cash to close	\$ 58,582.94
YEAR Holding Costs			
9. Monthly Maintenance	\$ 20.00		
10. Monthly Utilities	\$ 75.00		
11. Monthly Mortgage Payments	\$ 2,126.67	P&I	
12. Monthly Insurance Payments	\$ 37.00		
13. Annual Property Tax (1.1 % of price paid)	\$ 2,552.00		
POINTS PD?	\$ 12,098.84	5 # of pts	
14. Number of Months Property Is Held Before Sale	12		
PROFIT DESIRED:	\$ 50,000.00		
TOTAL COSTS, INCLUDING HOLDING (no RE comm)	\$ 99,174.84		
TOTAL COSTS, INCLUDING HOLDING & RE comm	\$ 121,511.15		
MAX OFFER?	\$200,760.75		