| 6 | COMPS | | | | | | | | | | | |
|-----------------|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------|------------------------------------------|---------------------------------------------|---------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------|----------------|---------------------|--------------|
| | Guare feet \$/ | 'Saft Rode | Baths | Sold FIXER? | SUBJECT: | Beds Baths | Sa Et | Asking Asking \$/5 | Sa Et | | | |
| \$259,000 | 2,574 | \$101 3 | 2.00 | 26-Jul Y backs to 15 | | 4 2.50 | | | 4 .32 acres | | | |
| \$300,000 | 2,275 | \$132 4 | 3.00 | 15-Apr N | | Foreclosure Amount | | \$70,000 | | | | |
| \$369,000 | 2,572 | \$143 4 | 4.00 | 15-Jun N | | ARV using Average \$/sq | ft removing hig | | | | | |
| \$314,000 | 2,519 | \$125 4 | 3.00 | 16-May | | ARV | \$372,272 | | 3. Closing Cost (Typically 3% of Loan Amount) | \$ 3,900.00 | Off of Escrow paper | rs |
| \$465,000 | 3,000 | \$155 5 | 2.50 | 31-Mar N | | Repairs | \$53,000 | 1 | 4. Cost of Renovation | \$ 53,000.00 | | |
| \$435,000 | 2,337 | \$186 4 | 2.50 | 18-May N | MAX price to pay: | | \$319,272 | 100% LTV | 5. Cost of Lawyer* | \$ - | | |
| \$345,000 | 2,023 | \$171 4 | 3.00 | 13-May N | 50% Loan to value | | \$159,636 | 5 | 6. Home Inspector | \$ 300.00 | | |
| \$476,000 | 3,385 | \$141 4 | 3.00 | 10-May N | 55% Loan to value | | \$175,600 | | 7. Transfer Tax | \$ 220.00 | | |
| \$280,000 | 2,270 | \$123 4 | 1.75 | 4-Mar Y | 60% Loan to value | | \$191,563 | | 8. Real-estate Commission @ 6% | \$ 22,336.31 | | |
| \$290,875 | 2,111 | \$138 4 | 2.00 | 13-Jul Y | 65% Loan to value | | \$207,527 | Pre auction Bid | (NOTE: I would resell this one myself, no realtor) | MLS fees \$600 | | |
| \$343,000 | 2,752 | \$125 4 | 3.00 | 6-May | 70% Loan to v | /alue | \$223,490 | | Holding Costs | | | 2590 |
| \$400,400 | 2,752 | \$145 4 | 3.00 | 20-Jun | 75% Loan to v | /alue | \$239,454 | 60LTV PP Loan I could get | 9. Monthly Maintenance | \$ 20.00 | | |
| | | | | ARV RANGE: | 80/80 Loan I | could get | \$226,413.67 | \$138,010 | 10. Monthly Utilities | \$ 75.00 | | |
| Low \$/sq ft | | \$101 2nd | | \$298,328 TO | CASH NEEDEL | TO CLOSE | \$74,146.00 | \$162,549 | 11. Monthly Mortgage Payments | \$ 2,126.67 | 10 | 10% |
| High \$/sq ft | | \$186 2nd | \$171 | \$475,091 | % of Max Offe | er? | 72.04% | • | 12. Monthly Insurance Payments | \$ 37.00 | | |
| Average \$/sq 1 | | \$140 | | Low part of range above | \$/sq ft of Max | k Offer? | \$86.34 | | 13. Annual Property Tax (1.1 % of ARV) | \$ 4,094.99 | | |
| Average \$/sq f | ft removing high | | | is for rehab props/back fwy | PRICE PAID | | \$232,000.00 | | POINTS PD? | \$ 12,098.84 | 5 # c | of pts |
| | | \$139.74 | \$137.94 | \$367,476 | Auction Buye | | | % of FMV(ARV) | 14. Number of Months Property Is Held Before Sale | 4 | | |
| | | | ARV w/ 1st | & 2nd highest | Total Price Pa | | \$232,000.00 | 62.32% | PROFIT DESIRED: | \$ 40,000.00 | | |
| | & lowest rmvd PREBID MAX & ABSOLUTE MAX BID | | | | | TOTAL COSTS, INCLUDING HOLDING (no RE comm) | \$ 79,918.50 | | | | | |
| DIRECTION | DIRECTIONS: CALCULATED ESTIMATE ONLY 10% interest at 90% of PP | | | | TOTAL COSTS, INCLUDING HOLDING & RE comm | \$ 102,254.81 | | | | | | |
| F | REQUIRES INPU | T BY USER | | | | | | | | | | |
| R | REQUIRES INPUT | BY USER | | | | | | | MAX OFFER? | \$230,017.09 | | |
| A | AUTOMATICALLY | Y CALCULATES | • | | | | | | | | | |
| F | or all risk taken | <u> </u> | | AVERAGE PRICE Profit | potential | \$52,853.40 MAXIN | /IUM profit | \$69,888 | 60% LTV of ARV Loan: | \$223,363.14 | 65% LTV of ARV | \$241,976.74 |
| ROI of 20% P | <mark>Price needs to</mark> b | e | | Profit AIM: | \$360,000.00 | \$40,581.50 based | on highest \$/sq | ft | Cash to close | \$ 77,196.53 | Cash to close \$ | 58,582.94 |
| = | 401,106 | | | ASSIGNMENT | \$236,000.00 | \$520.00 | \$415,946.50 | less \$30 /sq ft | YEAR Holding Costs | | | |
| COSTS | | | | Another scenario | \$375,000.00 | \$55,581.50 MAXIN | ИUM profit | with RE Agent | 9. Monthly Maintenance | \$ 20.00 | | |
| Associated | 334,255 | | | Buyer's closing costs? | | \$7,500.00 | | \$47,552 | 10. Monthly Utilities | \$ 75.00 | | |
| With project (i | includes selling | realtor fees) | | | | | | | 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 | | |
| | 1 YEAR PROFITS WITH HOLDING COSTS (A WORST CASE SCENARIO): | | | | | | POINTS PD? | \$ 12,098.84 | 5 # c | of pts | | |
| | AVERAGE PRICE Profit potential \$33,597.07 MAXIMUM profit \$50,632 | | | | | 1 / | 14. Number of Months Property Is Held Before Sale | 12 | | | | |
| | | Profit AIM: \$365,000.00 \$26,325.16 based on highest \$/sq ft ASSIGNMENT \$236,000.00 -\$3.140.00 \$415,946.50 less \$30 /sq ft | | | | | PROFIT DESIRED: | \$ 50,000.00 | | | | |
| | | | | ACCICNIMENT | ¢226,000,00 | | | | | | | |
| | | | | ASSIGNMENT | \$236,000.00 | -\$3,140.00 | \$415,946.50 | riess \$30 /sq it | TOTAL COSTS, INCLUDING HOLDING (no RE comm) | \$ 99,174.84 | | |
| | | | | Another scenario | \$375,000.00 | \$36,325.16 | \$415,946.50 | riess \$30 /sq it | TOTAL COSTS, INCLUDING HOLDING (no RE comm) TOTAL COSTS, INCLUDING HOLDING & RE comm | \$ 121,511.15 | | |
| | | | | | \$375,000.00 | | \$415, 9 46.50 | riess \$30 /sq it | | | I | |