Comprehensive Financial Report – Flipping Detailed Financial Analytics

In this scenario the investor intends to buy the property and remodel it and sell it right after. It is assumed the property is sold within 11 months.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Buy and Sell | | | | |
| Purchase Price | «PP» | Gross Sale Price | «GSP» | |
| Improvement Cost | «IC» | Selling Expenses | «SE» | |
| Purchase Expenses | «PE» | Net Sale Price | «NSE» | |
| Added Value due to Improvement | «ICAV» | Holding Period | 11 Months | |
| Expenses | | | | |
| Annual property Tax | «APT» | Annual HOA | | «AHOA» |
| Annual Property Insurance | «API» | Total Ownership Annual Costs | | «AOE» |

Comprehensive Financial Report - Flipping Cash Flow Projection:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| To Buy this Home to Live & Rent out Partially then Sell it after «HP» years | | | | | | |
|  | **Month 0** | **Month 1** | **Month 2** | **Month 3** | **Month 4** | **Month 11** |
| Initial Cash invested | «ICA» | - | - | - | - | - |
| Loan Repayment | - | «L1» | «L2» | «L3» | «L4» | «L5» |
| Operating Expenses | - | «OE1» | «OE2» | «OE3» | «OE4» | «OE5» |
| Sale Proceed (before tax) | - | - | - | - | - | «BSP» |
| **Before Tax Cash Flow** | **«BT0»** | **«BT1»** | **«BT2»** | **«BT3»** | **«BT4»** | **«BT5»** |
| Tax Due on Sale | **-** | - | - | - | - | «TDS» |
| **After Tax Cash Flow** | **«AT0»** | **«AT1»** | **«AT2»** | **«AT3»** | **«AT4»** | **«AT5»** |

|  |  |  |  |
| --- | --- | --- | --- |
| Annual Yield (Before Tax) | «BIR» | Annual Yield (After Tax) | «AIR» |
| Net Profit (Before Tax) | «BPV» | Net Profit (After Tax) | «ATV» |

**Investment Cash Diagram**

Comprehensive Financial Report - Flipping Tax Calculation:

|  |  |
| --- | --- |
| Tax Due on Sale | |
| Estimated Sale Price: | «ESP» |
| Selling Expenses | «SEN» |
| Net Sale price | «NSP» |
|  |  |
| Purchase Price | «PP» |
| Purchase Expenses | «PUE» |
| Remodeling Expenses | «REM» |
| Property Tax & Insurance | «PTIN» |
| HOA & Utilities | «HOAU» |
| Paid Interest | «PAIN» |
| Adjusted Basis of property at the time of sale | «AJB» |
|  |  |
| Net Sale Price | «NSP» |
| Adjusted Basis of property | «AJBN» |
| Gain Recognized on Sale | «GS» |
|  |  |
| Tax on Capital Gain («CR» «GS») | «TCAP» |
| **Total Tax Due on Sale** | **«TTX»** |