

**Property Details & Pricing**

Square Footage	1326
After Repair Value	\$395,000.00
Current "As-Is" Value	\$230,000.00
Estimated Repair Cost	\$71,871.00
Purchase Price	\$215,000.00
Estimated Hold Time	6 months

Total Purchase & Repair Costs	\$286,871.00
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How to Calculate Your Loan: Purchase+Rehab

Financing Costs	%	Total
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1st Mortgage		
Amount	90.000%	\$258,183.90
Points	4.5	\$11,618.28
Interest	12.000%	\$15,491.03
Monthly Interest Only Payment		\$2,581.84
2nd Mortgage		
Amount	10.000%	\$28,687.10
Points	3	\$860.61
Interest	12.000%	\$1,721.23
Monthly Interest Only Payment		\$286.87
Miscellaneous Mortgage		
Amount	0.000%	\$0.00
Points	2	\$0.00
Interest	12.000%	\$0.00
Monthly Interest Only Payment		\$0.00
Misc. Financing Costs		\$0.00
Total Financing Costs		\$29,691.15

Estimated Net Profit

**\$45,712.85****Purchase & Deal Analysis**

After Repair Value	\$395,000.00
Purchase Price	\$215,000.00
Estimated Repair Costs	\$71,871.00
Total Financing Costs	\$29,691.15
Total Holding Costs	\$3,850.00
Total Buying Transaction Costs	\$3,650.00
Total Selling Transaction Costs	\$25,225.00

Holding Costs	Annually	Monthly
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Property Taxes	\$3,500.00	\$291.67
HOA & Condo Fees	\$0.00	\$0.00
Insurance Costs	\$600.00	\$50.00
Gas		\$100.00
Water		\$100.00
Electricity		\$100.00
Other Utilities		\$0.00
Misc. Holding Costs		\$0.00

Total Monthly Holding Costs	\$641.67
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Buying Costs	%	Total
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Escrow / Attorney Fees		\$1,000.00
Title Insurance	1.000%	\$2,650.00
Misc. Buying Costs		\$0.00

Total Buying Transaction Costs	\$3,650.00
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Selling Costs	%	Total
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Escrow / Attorney Fees		\$0.00
Selling Recording Fees		\$500.00
Realtor Fees	4.500%	\$17,775.00
Transfer / Conveyance	1.000%	\$3,950.00
Home Warranty		\$500.00
Staging Costs		\$1,500.00
Marketing Costs		\$1,000.00
Misc. Selling Costs		\$0.00

Total Selling Transaction Costs	\$25,225.00
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Total Costs Return on Investment

**13%****Potential Return & Profit Analysis**

Assumes Sale is on or before	11/23/2019
Purchase+Repair Est. Cost Per Sq.Ft	\$216.34
Down Payment Required at Closing	-\$55,742.11
My Committed Capital	\$22,478.89
My Annualized Cash on Cash Return	407%
Total Annualized Cash on Cash Return	26%
Purchase+Rehab Return on Investment	16%