



# 11335 SE Pine St



Price	\$229,900	sqft	1,326
Beds	4	Baths	2
Days On	15	Built	1957
Purchase	\$119,314	Rehab	\$50,000
ARV	\$237,725	ROI	15.00%

Hard to find 1 level fixer w/4 bedrooms, 2 baths & 600 Sq Ft dble car garage w/shop area-Located in the popular Ventura Park neighborhood, this home is close to schools, parks, Mall 205 shopping & freeway access-Amenities incl vaulted ceilings, plant ledges, generous living room, hardwood floors, newer electrical panel, 95% gas furnace, private fenced yard & RV parking potential next to garage-Hurry this one won't last-Cash Offers only!

## Comps & ARV

Address	Beds	Baths	SqFt	Built	Price	Keywords	Sold	Distance

No data available



**\$237,725**

# Rehab Estimate



Totals	Cost
No data available	
	\$50,000.00



## Deal Analysis - Costs

Financing			Holding	Annually	Monthly
First Mortgage/Lien Amount	90.00 %	\$ 152,382.56	Property Taxes	\$ 2,574.88	\$ 214.57
First Mortgage Points	3.00	\$ 4,571.48	Insurance	\$ 965.58	\$ 80.47
First Mortgage Interest	12.00 %	\$ 9,142.95	HOA Fees		\$ 0.00
First Mortgage Payment		\$ 1,523.83	Gas		\$ 100.00
Second Mortgage/Lien Amount	10.00 %	\$ 16,931.40	Water		\$ 100.00
Second Mortgage Points	2.00	\$ 338.63	Electricity		\$ 100.00
Second Mortgage Interest	12.00 %	\$ 1,015.88	Other Utils		\$ 0.00
Second Mortgage Payment		\$ 169.31	Utils Monthly		\$ 300.00
Misc Mortgage/Lien Amount	0.00 %	\$ 0.00	Misc Monthly		\$ 0.00
Misc Mortgage Points	0.00	\$ 0.00	Total Monthly		\$ 595.04
Misc Mortgage Interest	0.00 %	\$ 0.00			\$3,570.23
Misc Mortgage Payment		\$ 0.00			
Misc Financing Costs		\$ 0.00			
		<b>\$15,068.94</b>			

Buying	% of Purchase	Total	Selling	% of ARV	Total
Escrow/Attorney Fees		\$ 1,000.00	Escrow/Attorney Fees		\$ 0.00
Title Insurance/Search Costs	1.00 %	\$ 1,193.14	Selling Recording Fees		\$ 500.00
Misc. Buying Costs		\$ 0.00	Realtor Fees	4.50 %	\$ 10,697.63
		<b>\$2,193.14</b>	Transfer & Conveyance Fees	1.00 %	\$ 2,377.25
			Home Warranty		\$ 500.00
			Staging Costs		\$ 1,500.00
			Marketing Costs		\$ 1,000.00
			Misc. Selling Costs		\$ 0.00
					<b>\$16,574.88</b>

# Deal Sheet

---

