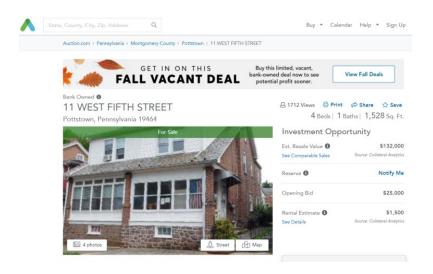
第三周作业:

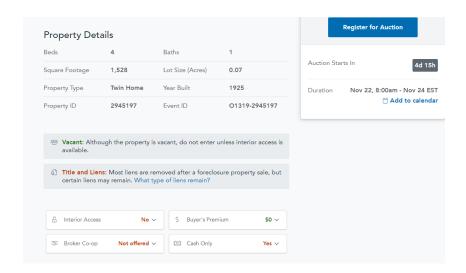
1. 在拍卖网站上(如 hudhomestore.com, auction.com 等等。。。。)分析一个房子,算出可 bid 的价钱。

Find a property at auction.com with the following location:

11 WEST FIFTH STREET

Pottstown, Pennsylvania 19464





4 beds, 1 bath, 1528 sq. ft

Opening bid: \$25,000

ARV: \$132,000

Rental estimate: \$1500

Year built: 1925

Vacant

Pros: opening bid is low so it has a room to increase the bid price.

Cons: It is very old house so the repair cost could be high.

For fix and flip, we assume the repair cost is \$40,000 and other cost is \$10,000, the bid price could go to:

\$132,000 x 70% - \$50,000 = \$42,400

For fix and rental, the bid price can go much high with 1% rule:

\$1500 /0.01 - \$50,000 = \$100,000

Take other unexpected factors, I think the bid price can go between \$40,000 to \$80,000