

Name	Property				My Max Bid Price	Estimate ARV	# Beds	# Bath	SqFt	Lot size	Year B
瑞文	https://www.auction.com/details/65-golden-glow-circus-toms-river-nj-08755-2958490-e_17460				115000	190000	2	1	963	0.12 Acres	
Christine	Buying Cost						\$294,900				
	start bid				\$278,000						
	buyer's premium			5%	\$13,900						
	title insurance				\$3,000						
	Repair					\$138,100					
	Drive way	build new			\$37,500						
			length (ft)	250							
			width (ft)	10							
			\$/sf	\$15							
	Septic	(quote by Holliston Septic)			\$25,000						
			size (galon)	1500							
	Roof				\$10,000						
	Windows				\$10,000						
		labor per window		\$50							
			material per wini	\$350							
			number of windo	25							
	siding				\$10,000						
	Interior	(or reduce to 1 kitchen, will be \$35000)			\$45,600						
		floor			\$5,600						
			floor size	1400							
			material/sf	\$2							
			labor/sf	\$2							
		wall			\$7,500						
			repair	\$500							
			paint	\$7,000							
		Kitchen (3)			\$20,000						
			cabinets	\$7,000							
			labor	\$3,000							
			granite	10,000							
		bathrooms (3)			\$10,500						
			per	\$3,500							
		other plubming			\$1,000						
		electricity			\$1,000						
	carrying cost	(assume 6 month)				\$16,750					
	tax				\$3,500						
	interest	\$500,000*4.5%*6/12			\$11,250						
	insurance				\$2,000						
	selling cost	(commission 5%)				\$21,000					
	All Expenses					\$175,850					
	Sell price					\$420,000					

Buying Cost	\$294,900
Repair Cost	\$138,100
Carrying Cost	\$16,750
Selling Cost	\$21,000
Total Cost	\$470,750
Sell Price	\$420,000
Profit/Loss	(\$50,750)

[illegible]