

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

State, County, City, Zip, Address

Buy Calendar Help Sign Up

Auction.com > Pennsylvania > Montgomery County > Pottstown > 11 WEST FIFTH STREET

GET IN ON THIS  
FALL VACANT DEAL

Buy this limited, vacant, bank-owned deal now to see potential profit sooner.

View Fall Deals

Bank Owned

11 WEST FIFTH STREET

Pottstown, Pennsylvania 19464

For Sale

4 photos

Street

Map

1712 Views

Print

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4 Beds | 1 Baths | 1,528 Sq. Ft.

Investment Opportunity

Est. Resale Value \$132,000  
See Comparable Sales Source: Collateral Analytics

Reserve Notify Me

Opening Bid \$25,000

Rental Estimate \$1,500  
See Details Source: Collateral Analytics

Property Details

Beds	4	Baths	1
Square Footage	1,528	Lot Size (Acres)	0.07
Property Type	Twin Home	Year Built	1925
Property ID	2945197	Event ID	O1319-2945197

Vacant:

Although the property is vacant, do not enter unless interior access is available.

Title and Liens:

Most liens are removed after a foreclosure property sale, but certain liens may remain. [What type of liens remain?](#)

Interior Access

No

Buyer's Premium

\$0

Broker Co-op

Not offered

Cash Only

Yes

Register for Auction

Auction Starts In 4d 15h

Duration Nov 22, 8:00am - Nov 24 EST

Add to calendar

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:

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

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