瑞文	https:/	https://www.auctio	on.com/details/6 -nj-08755-29584	65-golden-glo 190-e_17460	W-		115000	190	0000	2		1	963	0.12 Acres
Christine	Buying C								\$294,900		Buying Cost	\$294,900		
/Illisuite		start bid					\$278,000				Repair Cost	\$138,100		
		buyer's premi			5%		\$13,900				Carrying Cost	\$16,750		
	Danair	title insuranc	:e				\$3,000	6122 100			Selling Cost	\$21,000	£470.750	
	Repair	D-1	to the case				627.500	\$138,100			Total Cost		\$470,750	
		Drive way	build new	League (fp)	250		\$37,500			_	Sell Price		\$420,000	
				length (ft) width (ft)	10						Profit/Loss		(\$50,750)	
				S/sf	\$15						Promytoss		(330,730)	
		Septic	(quote by Holliston		\$15		\$25,000							
		Septite		size (galon)	1500		323,000							
		Roof		size (galoli)	2300		\$10,000							
		Windows					\$10,000							
			labor per window		\$50									
				material per win										
				number of windo										
		siding					\$10,000							
		Interior	(or reduce to 1 kitc	hen, will be \$3500	00)		\$45,600							
			floor			\$5,600								
				floor size	1400									
				material/sf	\$2									
				labor/sf	52									
			wall			\$7,500								
				repair	\$500									
	_			paint	\$7,000									
			Kitchen (3)			\$20,000								
					\$7,000									
					\$3,000									
		-		granite	10,000					-	_			
			bathrooms (3)	200	¢a poo	\$10,500				-				
				per	\$3,500	\$1,000								
			other plubming			\$1,000								
	carrying	cost	(assume 6 month)			\$1,000		\$16,750			-			
	corrying	tax	(assume a month)			\$3,500		310,730						
		interest	\$500,000*4.5%*6/12	2		\$11,250								
		insurance	2200,000 4.270 0/11			\$2,000								
	selling		(commission 5%)			\$2,000		\$21,000						
								,						
	All Expe	nses							\$175,850					
		1												
	Sell pric								\$420,000					

My Max Bid Price

Estimate ARV # Beds

Bath

SqFt

Lot size

Year E

Name

Property

Built	Notes									
	A neighboring house of exactly the same model is on market for \$198,000. Please see link: https://www.realtor.com/realestateandhomes-detail/61-Golden-Glow-Circus_Toms-River_NJ_087									
1972	55_M65782-13220									
/										