

Name	Property	策略	Rehab Description	Purchase Price	Rehab Cost	Sale Price	Broker Comm	Profit	Risk
潘文	https://www.auction.com/details/55-golden-grove-circus-loms-river-ni-08755-2958490-e_17460	Flip	New AC/Heater, New Kitchen	115000	30000	190000	5%	33250	Occupied

2 Bedroom 1 Bathroom

Rehab Cost Analysis	Materials	Labour	Subtotal
Painting			
Bathroom 1		3000	1000
Bedrooms		500	500
Kitchen		6000	3000
Living Room		2000	1000
A/C		3000	3000
		Total	23000

P&L	
Sale Price	190000
Rehab Cost	23000
Broker Comm 2.5%	4750
Broker Comm 5%	9500
Purchase Price	115000
Closing Cost 1	3000
Closing Cost 2	1500
Profit	33250



Name	Property	策略	Rent	PITIA	PM	Vacancy	Asking Price	Cash Flow	
潘文	https://www.auction.com/details/55-golden-grove-circus-loms-river-ni-08755-2958490-e_17460	Buy and hold, 长租	1200	All cash purchase. No finance Available. 180		0	5%	115000	\$909

Rehab cost	15000
Broker Comm 2.5%	2875
Closing Cost 1	3000
Purchase Price	115000
Cost Basis	136875

Rent Monthly	1200
Rent Annual	14400
Vacancy 5%	720
Repairs Annual	720
Property Tax (Annual)	1553
Other Expense	500
Cashflow (Annual)	10907
Cashflow (Monthly)	909

