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。

<https://www.auction.com/details/8-griffith-pl-durham-nc-27703-2947577-e_17261>

Graphical user interface, application

Description automatically generated

A picture containing application

Description automatically generated

Compared with nearby houses and looked at other websites for the similar houses on sale, knowing the price had jumped a lot after the summer, we set the after flipping price at $210,000. We also checked nearby properties’ rental price; set the rent as $1250 in case we will rent the house.

**Flip Calculator 翻修出售计算器**

Purchase Price 购房价 $130,000

Closing Cost 买入交易成本 $6500

Rehab Cost 维修成本. $30000

Cash Investment Amount 总现金投入金额 $166500

Length of Project (Months) 项目时间（月）1 month

Holding Cost 持有成本: $

Monthly Property Tax 月地税. $90

Monthly Insurance 月保险. $75

Monthly HOA 月物业费

Monthly Utilities 月水电气费. $200

Total Holding Cost 总持有成本

Sale 出售：

Sale Price 售房价. $210000

Closing Cost 卖出交易成本 $2200

Commission% 佣金比例. 5%

Commission Amount 佣金金额. $10500

Performance 收益：

Profit 利润 $30800

Return 回报率 18.5%

Cash Return 现金回报率 18.5%

**Rental Property Calculator 出租物业计算器**

Purchase Price 购房价 ($) $130,000

Closing Cost 交易成本 ($) $6500

Rehab Cost 维修成本 ($). $3000

Monthly Income and Expenses 月租金及成本:

Rental Income 月租金 ($) $1250

Vacancy Rate 空置率 （%） 5%

Property Tax 月地税 ($) 90

Insurance 月保险 ($) 75

HOA ($)

Maintenance Cost 月维护成本 ($) $100

Utilities 水电气费 ($)

Management Fee 管理费 ($) $125

Other Costs 其他费用 ($)

Results based on the data entered above 计算结果:

Monthly NOI 月净营业收入 ($) $798

Monthly Cash Flow 月现金流 ($) $798

CAP Rate 资产回报率 (%) 6.86%

Cash on Cash Return 现金回报率 (%) 6.86%

So we decided that $130,000 will be our highest bid price for this property.