

COMPS					
Price	Square feet	\$/Sq ft	Beds	Baths	Sold
\$280,000	2,270	\$123	4	1.75	4-Mar N
\$300,000	2,275	\$132	4	3.00	15-Apr N
\$369,000	2,572	\$143	4	4.00	15-Jun N
\$314,000	2,519	\$125	4	3.00	16-May
\$465,000	3,000	\$155	5	2.50	31-Mar N
\$435,000	2,337	\$186	4	2.50	18-May N
\$345,000	2,023	\$171	4	3.00	13-May N
\$476,000	3,385	\$141	4	3.00	10-May N
\$343,000	2,752	\$125	4	3.00	6-May
\$345,000	2,023	\$171	4	3.00	13-May

Low \$/sq ft \$123
 High \$/sq ft \$186
 Average \$/sq ft \$147
 Average \$/sq ft removing highest and lowest \$145.17

DIRECTIONS:

REQUIRES INPUT BY USER
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 AUTOMATICALLY CALCULATES
For all risk taken!!!
 ROI of 20% **Price needs to be**
 = 377,909
 COSTS
 Associated 314,924
 With project (includes selling realtor fees)

FIXER?	SUBJECT:	Beds	Baths	Sq Ft	Asking	Asking \$/Sq Ft
		4	2.50	2,664	\$238,000	\$89.34 .32 acres
	Foreclosure Amount				\$70,000	
	ARV using Average \$/sq ft removing highest and lowest:					
	ARV			\$386,721		
	Repairs			\$50,000		
	MAX price to pay:			\$336,721	100% LTV	
	50% Loan to value			\$168,360		
	55% Loan to value			\$185,196		
	60% Loan to value			\$202,032		
	65% Loan to value			\$218,868	Pre auction Bid	
	70% Loan to value			\$235,705		
	75% Loan to value			\$252,541	60LTV PP Loan I could get	
	80/80 Loan I could get			\$231,037.13	\$143,278	
	CASH NEEDED TO CLOSE			\$75,811.19	\$163,570	
	% of Max Offer?			70.92%		
	\$/sq ft of Max Offer?			\$89.64		
	PRICE PAID			\$217,000.00		
	Auction Buyer Fees			\$0.00	% of FMV(ARV)	
	Total Price Paid			\$217,000.00	\$6.11%	

PREBID MAX & ABSOLUTE MAX BID
 CALCULATED ESTIMATE ONLY 12% interest at 75% ARV

AVERAGE PRICE Profit potential	\$87,499.66	MAXIMUM profit	\$90,085
Profit AIM:	\$345,000.00	\$45,778.93	based on highest \$/sq ft
ASSIGNMENT/DC	\$230,000.00	\$6,160.00	\$389,306.50 less \$40 /sq ft
	\$365,000.00	\$65,778.93	MAXIMUM profit with RE Agent \$66,882
Buyer's closing costs?	\$7,500.00		

1 YEAR PROFITS WITH HOLDING COSTS:

AVERAGE PRICE Profit potential	\$73,901.30	MAXIMUM profit	\$76,487
Profit AIM:	\$365,000.00	\$52,180.58	based on highest \$/sq ft
ASSIGNMENT	\$230,000.00	\$6,160.00	\$389,306.50 less \$40 /sq ft
	\$365,000.00	\$52,180.58	

3. Closing Cost (Typically 3% of Loan Amount)	\$ 3,900.00	Off of Escrow papers
4. Cost of Renovation	\$ 50,000.00	
5. Cost of Lawyer*	\$ -	
6. Home Inspector	\$ 300.00	
7. Transfer Tax	\$ 220.00	
8. Real-estate Commission @ 6%	\$ 23,203.24	
(NOTE: I would resell this one myself, no realtor)	MLS fees \$600	
Holding Costs		
9. Monthly Maintenance	\$ 20.00	2440
10. Monthly Utilities	\$ 75.00	
11. Monthly Mortgage Payments	\$ 1,446.67	IO 10%
12. Monthly Insurance Payments	\$ 37.00	
13. Annual Property Tax (1.1 % of ARV)	\$ 4,253.93	
POINTS PD?	\$ 12,568.42	5 # of pts
14. Number of Months Property Is Held Before Sale	4	
PROFIT DESIRED:	\$ 50,000.00	
TOTAL COSTS, INCLUDING HOLDING (no RE comm)	\$ 74,721.07	
TOTAL COSTS, INCLUDING HOLDING & RE comm	\$ 97,924.31	
MAX OFFER?	\$238,796.42	
60% LTV of ARV Loan:	\$232,032.44	65% LTV of ARV
Cash to close	\$ 74,815.89	Cash to close \$ 55,479.85
YEAR Holding Costs		
9. Monthly Maintenance	\$ 20.00	
10. Monthly Utilities	\$ 75.00	
11. Monthly Mortgage Payments	\$ 1,446.67	P&I
12. Monthly Insurance Payments	\$ 37.00	
13. Annual Property Tax (1.1 % of price paid)	\$ 2,387.00	
POINTS PD?	\$ 12,568.42	5 # of pts
14. Number of Months Property Is Held Before Sale	12	
PROFIT DESIRED:	\$ 50,000.00	
TOTAL COSTS, INCLUDING HOLDING (no RE comm)	\$ 88,319.42	
TOTAL COSTS, INCLUDING HOLDING & RE comm	\$ 111,522.67	
MAX OFFER?	\$225,198.06	