

### Flip with Mortgage/Private Money Financing

<b>Property Address:</b>		323 W. 2nd Ave S. Newton, IA 50208		
<b>Total Square Footage:</b>	2,136	<b># of Units:</b>	1	<b>Occupied? (Y/N)</b>
<b>Evaluator Name:</b>	Gustavo Garza	<b>Date:</b>	7/5/17	N
<b>Property Description:</b>	two story traditional midwestern home with basement			
<b>Property Values &amp; Pricing</b>		<b>Holding Costs (Monthly)</b>		<b>Annually</b>
After Repair Value	\$135,000	Property Taxes	\$1,820	<b>\$152</b>
Current "As Is" Value	\$53,430	HOA & Condo Fees		\$0
Estimated Repair Costs	\$51,000	Insurance Costs	\$600	<b>\$50</b>
<b>Purchase Price</b>	<b>\$32,000</b>	Utility Costs (Expandable)		<b>\$180</b>
		Gas		\$30
		Water		\$50
		Electricity		\$100
		Other		\$0
Estimated Hold Time (months)	6	Miscellaneous Holding Costs		\$400
<b>Purchase &amp; Repair Costs:</b>		<b>\$83,000</b>	<b>Total Monthly Holding Costs:</b>	
			<b>\$782</b>	
<b>Financing Costs</b>		<b>Purchase+Rehab</b>	<b>Buying Transaction Costs</b>	<b>Perc. Of Purch</b>
First Mortgage / Lien Amount	100%	\$83,000	Escrow / Attorney Fees	
First Mortgage Points	0	\$0	Title Insurance / Search Costs	5.00%
First Mortgage Interest	12.00%	\$4,980	Miscellaneous Buying Costs	
First Mortgage Monthly Interest Only Payment		\$830	<b>Total Buying Transaction Costs:</b>	
			<b>\$525</b>	
Second Mortgage / Lien Amount	0%	\$0	<b>Selling Transaction Costs</b>	<b>Perc. Of ARV</b>
Second Mortgage Points		\$0	Escrow / Attorney Fees	
Second Mortgage Interest		\$0	Selling Recording Fees	
Second Mortgage Monthly Interest Only Payment		\$0	Realtor Fees	6.00%
Misc. Mortgage / Lien Amount	0%	\$0	Transfer & Conveyance Fees	0.12%
Misc. Mortgage Points	2	\$0	Home Warranty	
Misc. Mortgage Interest	12.00%	\$0	Staging Costs	
Misc. Mortgage Monthly Interest Only Payment		\$0	Marketing Costs	
Miscellaneous Financing Costs		\$0	Miscellaneous Selling Costs	
<b>Total Financing Costs:</b>		<b>\$4,980</b>	<b>Total Selling Transaction Costs:</b>	
			<b>\$11,835</b>	
<b>Estimated Net Profit and ROI Snapshot</b>				
<b>Estimated NET PROFIT</b>		<b>\$29,970</b>	<b>Total Costs Return on Investment (ROI)</b>	
			<b>28.53%</b>	
<b>Purchase &amp; Deal Analysis</b>			<b>Potential Return &amp; Profit Analysis</b>	
<b>After Repair Value</b>	<b>\$135,000</b>	<i>Assumes Sale is on or before</i>		<i>1/1/18</i>
<b>Purchase Price</b>	<b>\$32,000</b>	<b>Purchase + Repair Estimate Cost Per Sq. Ft</b>		<b>\$38.86</b>
<b>Estimated Repair Costs</b>	<b>\$51,000</b>	<b>Down Payment Required at Closing</b>		<b>-\$50,475</b>
<b>Total Financing Costs</b>	<b>\$4,980</b>	<b>My Committed Capital</b>		<b>\$6,415</b>
<b>Total Holding Costs</b>	<b>\$4,690</b>	<b>My Annualized Cash on Cash Return</b>		<b>934.37%</b>
<b>Total Buying Transaction Costs</b>	<b>\$525</b>	<b>Total Annualized Cash on Cash Return</b>		<b>57.07%</b>
<b>Total Selling Transaction Costs</b>	<b>\$11,835</b>	<b>Purchase + Rehab Return on Investment (ROI)</b>		<b>36.11%</b>