

Flip with Mortgage/Private Money Financing

Property Address:		410 6th St Newton, IA			
Total Square Footage:	1,623	# of Units:	1	Occupied? (Y/N)	
Evaluator Name:	Gustavo Garza	Date:	7/5/17	N	
Property Description:	one and a half story traditional midwestern home with basement				
Property Values & Pricing		Holding Costs (Monthly)		Annually	Monthly
After Repair Value		\$140,000	Property Taxes	\$1,820	\$152
Current "As Is" Value		\$64,100	HOA & Condo Fees		\$0
Estimated Repair Costs		\$30,000	Insurance Costs	\$600	\$50
Purchase Price		\$52,000	Utility Costs (Expandable)		\$180
			Gas		\$30
			Water		\$50
			Electricity		\$100
			Other		\$0
Estimated Hold Time (months)		6	Miscellaneous Holding Costs		\$400
Purchase & Repair Costs:		\$82,000	Total Monthly Holding Costs:		\$782
Financing Costs		Purchase+Rehab	Buying Transaction Costs	Perc. Of Purch	Total
First Mortgage / Lien Amount	100%	\$82,000	Escrow / Attorney Fees		\$350
First Mortgage Points	0	\$0	Title Insurance / Search Costs	5.00%	\$175
First Mortgage Interest	12.00%	\$4,920	Miscellaneous Buying Costs		\$0
First Mortgage Monthly Interest Only Payment		\$820	Total Buying Transaction Costs:		
Second Mortgage / Lien Amount	0%	\$0	\$525		
Second Mortgage Points		\$0	Selling Transaction Costs	Perc. Of ARV	Total
Second Mortgage Interest		\$0	Escrow / Attorney Fees		\$350
Second Mortgage Monthly Interest Only Payment		\$0	Selling Recording Fees		\$175
Misc. Mortgage / Lien Amount	0%	\$0	Realtor Fees	6.00%	\$8,400
Misc. Mortgage Points	2	\$0	Transfer & Conveyance Fees	0.12%	\$1,550
Misc. Mortgage Interest	12.00%	\$0	Home Warranty		\$460
Misc. Mortgage Monthly Interest Only Payment		\$0	Staging Costs		\$1,000
Miscellaneous Financing Costs		\$0	Marketing Costs		\$200
		\$0	Miscellaneous Selling Costs		\$0
Total Financing Costs:		\$4,920	Total Selling Transaction Costs:		
Estimated Net Profit and ROI Snapshot					
Estimated NET PROFIT		\$35,730	Total Costs Return on Investment (ROI)		34.27%
Purchase & Deal Analysis			Potential Return & Profit Analysis		
After Repair Value		\$140,000	<i>Assumes Sale is on or before</i>		<i>1/1/18</i>
Purchase Price		\$52,000	Purchase + Repair Estimate Cost Per Sq. Ft		\$50.52
Estimated Repair Costs		\$30,000	Down Payment Required at Closing		-\$29,475
Total Financing Costs		\$4,920	My Committed Capital		\$6,415
Total Holding Costs		\$4,690	My Annualized Cash on Cash Return		1113.95%
Total Buying Transaction Costs		\$525	Total Annualized Cash on Cash Return		68.53%
Total Selling Transaction Costs		\$12,135	Purchase + Rehab Return on Investment (ROI)		43.57%