

Flip with Mortgage/Private Money Financing

Property Address:				
Total Square Footage:		# of Units:	1	Occupied? (Y/N)
Evaluator Name:	Gustavo Garza	Date:	5/11/17	N
Property Description:				
Property Values & Pricing		Holding Costs (Monthly)		Annually
After Repair Value	\$225,000	Property Taxes	\$2,000	\$167
Current "As Is" Value	\$15,000	HOA & Condo Fees		\$0
Estimated Repair Costs	\$152,000	Insurance Costs	\$700	\$58
Purchase Price	\$8,650	Utility Costs (Expandable)		\$180
		Gas		\$30
		Water		\$50
		Electricity		\$100
		Other		\$0
Estimated Hold Time (months)	6	Miscellaneous Holding Costs		\$0
Purchase & Repair Costs:	\$160,650	Total Monthly Holding Costs:		\$405
Financing Costs		Purchase+Rehab	Buying Transaction Costs	Perc. Of Purch
First Mortgage / Lien Amount	95%	\$152,618	Escrow / Attorney Fees	
First Mortgage Points	1	\$1,526	Title Insurance / Search Costs	0.25%
First Mortgage Interest	10.00%	\$7,631	Miscellaneous Buying Costs	
First Mortgage Monthly Interest Only Payment		\$1,272	Total Buying Transaction Costs:	\$525
Second Mortgage / Lien Amount	0%	\$0	Selling Transaction Costs	Perc. Of ARV
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	
Total Financing Costs:	\$9,157	Total Selling Transaction Costs:		\$16,035
Estimated Net Profit and ROI Snapshot				
Estimated NET PROFIT	\$36,203	Total Costs Return on Investment (ROI)	19.18%	
Purchase & Deal Analysis		Potential Return & Profit Analysis		
After Repair Value	\$225,000	<i>Assumes Sale is on or before</i>	<i>11/7/17</i>	
Purchase Price	\$8,650	Purchase + Repair Estimate Cost Per Sq. Ft	#DIV/0!	
Estimated Repair Costs	\$152,000	Down Payment Required at Closing	-\$141,916	
Total Financing Costs	\$9,157	My Committed Capital	\$12,514	
Total Holding Costs	\$2,430	My Annualized Cash on Cash Return	578.61%	
Total Buying Transaction Costs	\$525	Total Annualized Cash on Cash Return	38.35%	
Total Selling Transaction Costs	\$16,035	Purchase + Rehab Return on Investment (ROI)	22.54%	