

Flip with Mortgage/Private Money Financing

Property Address:		105 S. 11th Marshalltown, IA			
Total Square Footage:	1,536	# of Units:	1	Occupied? (Y/N)	
Evaluator Name:	Gustavo Garza	Date:	8/12/17	N	
Property Description:					
Property Values & Pricing		Holding Costs (Monthly)		Annually	Monthly
After Repair Value		\$150,000	Property Taxes	\$2,000	\$167
Current "As Is" Value		\$55,000	HOA & Condo Fees		\$0
Estimated Repair Costs		\$40,000	Insurance Costs	\$700	\$58
Purchase Price		\$55,000	Utility Costs (Expandable)		\$180
			Gas		\$30
			Water		\$50
			Electricity		\$100
			Other		\$0
Estimated Hold Time (months)		6	Miscellaneous Holding Costs		\$0
Purchase & Repair Costs:		\$95,000	Total Monthly Holding Costs:		\$405
Financing Costs		Purchase+Rehab	Buying Transaction Costs	Perc. Of Purch	Total
First Mortgage / Lien Amount	63%	\$60,001	Escrow / Attorney Fees		\$350
First Mortgage Points	2	\$1,200	Title Insurance / Search Costs	0.25%	\$175
First Mortgage Interest	12.00%	\$3,600	Miscellaneous Buying Costs		\$0
First Mortgage Monthly Interest Only Payment		\$600	Total Buying Transaction Costs:		
					\$525
Second Mortgage / Lien Amount	37%	\$35,150	Selling Transaction Costs	Perc. Of ARV	Total
Second Mortgage Points	2	\$703	Escrow / Attorney Fees		\$350
Second Mortgage Interest	12.00%	\$2,109	Selling Recording Fees		\$175
Second Mortgage Monthly Interest Only Payment		\$352	Realtor Fees	6.00%	\$9,000
Misc. Mortgage / Lien Amount	0%	\$0	Transfer & Conveyance Fees	0.12%	\$1,550
Misc. Mortgage Points	2	\$0	Home Warranty		\$460
Misc. Mortgage Interest	12.00%	\$0	Staging Costs		\$0
Misc. Mortgage Monthly Interest Only Payment		\$0	Marketing Costs		\$0
Miscellaneous Financing Costs		\$0	Miscellaneous Selling Costs		\$0
Total Financing Costs:		\$7,612	Total Selling Transaction Costs:		\$11,535
Estimated Net Profit and ROI Snapshot					
Estimated NET PROFIT		\$32,898	Total Costs Return on Investment (ROI)		28.09%
Purchase & Deal Analysis			Potential Return & Profit Analysis		
After Repair Value		\$150,000	<i>Assumes Sale is on or before</i>		<i>2/8/18</i>
Purchase Price		\$55,000	Purchase + Repair Estimate Cost Per Sq. Ft		\$61.85
Estimated Repair Costs		\$40,000	Down Payment Required at Closing		-\$37,723
Total Financing Costs		\$7,612	My Committed Capital		\$4,707
Total Holding Costs		\$2,430	My Annualized Cash on Cash Return		1397.84%
Total Buying Transaction Costs		\$525	Total Annualized Cash on Cash Return		56.19%
Total Selling Transaction Costs		\$11,535	Purchase + Rehab Return on Investment (ROI)		34.63%