

### Flip with Mortgage/Private Money Financing

<b>Property Address:</b>		512 15th St Bondurant, IA		
<b>Total Square Footage:</b>			<b># of Units:</b>	1
<b>Evaluator Name:</b>		Gustavo Garza	<b>Date:</b>	5/11/17
<b>Property Description:</b>				
<b>Property Values &amp; Pricing</b>			<b>Holding Costs (Monthly)</b>	<b>Annually</b>
After Repair Value		\$230,000	Property Taxes	\$2,000
Current "As Is" Value		\$185,000	HOA & Condo Fees	
Estimated Repair Costs		\$34,000	Insurance Costs	\$700
<b>Purchase Price</b>		<b>\$154,000</b>	Utility Costs (Expandable)	<b>\$180</b>
			Gas	\$30
			Water	\$50
			Electricity	\$100
			Other	\$0
Estimated Hold Time (months)		6	Miscellaneous Holding Costs	\$0
<b>Purchase &amp; Repair Costs:</b>		<b>\$188,000</b>	<b>Total Monthly Holding Costs:</b>	
				<b>\$405</b>
<b>Financing Costs</b>		<b>Purchase+Rehab</b>	<b>Buying Transaction Costs</b>	<b>Perc. Of Purch</b>
First Mortgage / Lien Amount	18%	\$34,028	Escrow / Attorney Fees	
First Mortgage Points	2	\$681	Title Insurance / Search Costs	0.25%
First Mortgage Interest	12.00%	\$2,042	Miscellaneous Buying Costs	
First Mortgage Monthly Interest Only Payment		\$340	<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>\$2,722</b>	<b>Total Selling Transaction Costs:</b>	
				<b>\$16,335</b>
<b>Estimated Net Profit and ROI Snapshot</b>				
<b>Estimated NET PROFIT</b>		<b>\$19,988</b>	<b>Total Costs Return on Investment (ROI)</b>	
				<b>9.52%</b>
<b>Purchase &amp; Deal Analysis</b>			<b>Potential Return &amp; Profit Analysis</b>	
After Repair Value		\$230,000	<i>Assumes Sale is on or before</i>	
Purchase Price		\$154,000	<i>11/7/17</i>	
Estimated Repair Costs		\$34,000	<b>Purchase + Repair Estimate Cost Per Sq. Ft</b>	
Total Financing Costs		\$2,722	<b>#DIV/0!</b>	
Total Holding Costs		\$2,430	<b>Down Payment Required at Closing</b>	
Total Buying Transaction Costs		\$525	<b>\$121,178</b>	
Total Selling Transaction Costs		\$16,335	<b>My Committed Capital</b>	
			<b>\$157,608</b>	
			<b>My Annualized Cash on Cash Return</b>	
			<b>25.36%</b>	
			<b>Total Annualized Cash on Cash Return</b>	
			<b>19.03%</b>	
			<b>Purchase + Rehab Return on Investment (ROI)</b>	
			<b>10.63%</b>	