

### Flip with Mortgage/Private Money Financing

<b>Property Address:</b>		700 E. 21st Newton, IA 50208		
<b>Total Square Footage:</b>	864	<b># of Units:</b>	1	<b>Occupied? (Y/N)</b>
<b>Evaluator Name:</b>	Gustavo Garza	<b>Date:</b>	8/12/17	N
<b>Property Description:</b>				
<b>Property Values &amp; Pricing</b>		<b>Holding Costs (Monthly)</b>		<b>Annually</b>
After Repair Value		\$120,000	Property Taxes	\$1,500
Current "As Is" Value		\$75,000	HOA & Condo Fees	\$0
Estimated Repair Costs		\$30,000	Insurance Costs	\$700
<b>Purchase Price</b>		<b>\$50,000</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>\$80,000</b>	<b>Total Monthly Holding Costs:</b>	
			<b>\$363</b>	
<b>Financing Costs</b>		<b>Purchase+Rehab</b>	<b>Buying Transaction Costs</b>	<b>Perc. Of Purch</b>
				<b>Total</b>
First Mortgage / Lien Amount	100%	\$80,000	Escrow / Attorney Fees	\$350
First Mortgage Points	2	\$1,600	Title Insurance / Search Costs	0.25%
First Mortgage Interest	12.00%	\$4,800	Miscellaneous Buying Costs	\$0
First Mortgage Monthly Interest Only Payment		\$800	<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>
				<b>Total</b>
Second Mortgage Points		\$0	Escrow / Attorney Fees	\$350
Second Mortgage Interest		\$0	Selling Recording Fees	\$175
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	\$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
<b>Total Financing Costs:</b>		<b>\$6,400</b>	<b>Total Selling Transaction Costs:</b>	
			<b>\$9,735</b>	
<b>Estimated Net Profit and ROI Snapshot</b>				
<b>Estimated NET PROFIT</b>		<b>\$21,160</b>	<b>Total Costs Return on Investment (ROI)</b>	
			<b>21.41%</b>	
<b>Purchase &amp; Deal Analysis</b>		<b>Potential Return &amp; Profit Analysis</b>		
<b>After Repair Value</b>	<b>\$120,000</b>	<i>Assumes Sale is on or before</i>		<i>2/8/18</i>
<b>Purchase Price</b>	<b>\$50,000</b>	<b>Purchase + Repair Estimate Cost Per Sq. Ft</b>		<b>\$92.59</b>
<b>Estimated Repair Costs</b>	<b>\$30,000</b>	<b>Down Payment Required at Closing</b>		<b>-\$27,875</b>
<b>Total Financing Costs</b>	<b>\$6,400</b>	<b>My Committed Capital</b>		<b>\$4,305</b>
<b>Total Holding Costs</b>	<b>\$2,180</b>	<b>My Annualized Cash on Cash Return</b>		<b>983.04%</b>
<b>Total Buying Transaction Costs</b>	<b>\$525</b>	<b>Total Annualized Cash on Cash Return</b>		<b>42.82%</b>
<b>Total Selling Transaction Costs</b>	<b>\$9,735</b>	<b>Purchase + Rehab Return on Investment (ROI)</b>		<b>26.45%</b>