

### Flip with Mortgage/Private Money Financing

<b>Property Address:</b>		733 E. 4th St. N Newton, IA 50208		
<b>Total Square Footage:</b>	2,732	<b># of Units:</b>	1	<b>Occupied? (Y/N)</b>
<b>Evaluator Name:</b>	Gustavo Garza	<b>Date:</b>	5/11/17	N
<b>Property Description:</b>				
<b>Property Values &amp; Pricing</b>		<b>Holding Costs (Monthly)</b>		<b>Annually</b>
After Repair Value		\$165,000	Property Taxes	\$2,000
Current "As Is" Value		\$68,000	HOA & Condo Fees	\$0
Estimated Repair Costs		\$55,000	Insurance Costs	\$700
<b>Purchase Price</b>		<b>\$45,000</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>\$100,000</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>
				<b>Total</b>
First Mortgage / Lien Amount	100%	\$100,000	Escrow / Attorney Fees	\$350
First Mortgage Points	2	\$2,000	Title Insurance / Search Costs	0.25%
First Mortgage Interest	12.00%	\$6,000	Miscellaneous Buying Costs	\$0
First Mortgage Monthly Interest Only Payment		\$1,000	<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	3.00%
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>\$8,000</b>	<b>Total Selling Transaction Costs:</b>	
			<b>\$7,485</b>	
<b>Estimated Net Profit and ROI Snapshot</b>				
<b>Estimated NET PROFIT</b>		<b>\$46,560</b>	<b>Total Costs Return on Investment (ROI)</b>	
			<b>39.31%</b>	
<b>Purchase &amp; Deal Analysis</b>			<b>Potential Return &amp; Profit Analysis</b>	
<b>After Repair Value</b>		<b>\$165,000</b>	<i>Assumes Sale is on or before</i>	
			<i>11/7/17</i>	
<b>Purchase Price</b>		<b>\$45,000</b>	<b>Purchase + Repair Estimate Cost Per Sq. Ft</b>	
			<b>\$36.60</b>	
<b>Estimated Repair Costs</b>		<b>\$55,000</b>	<b>Down Payment Required at Closing</b>	
			<b>-\$52,475</b>	
<b>Total Financing Costs</b>		<b>\$8,000</b>	<b>My Committed Capital</b>	
			<b>\$4,955</b>	
<b>Total Holding Costs</b>		<b>\$2,430</b>	<b>My Annualized Cash on Cash Return</b>	
			<b>1879.31%</b>	
<b>Total Buying Transaction Costs</b>		<b>\$525</b>	<b>Total Annualized Cash on Cash Return</b>	
			<b>78.62%</b>	
<b>Total Selling Transaction Costs</b>		<b>\$7,485</b>	<b>Purchase + Rehab Return on Investment (ROI)</b>	
			<b>46.56%</b>	