

Flip with Mortgage/Private Money Financing

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|---|---|--------------------------------|--|------------------------|
| Property Address: | | 1413 E 15th St Des Moines, IA | | |
| Total Square Footage: | 720 | # of Units: | 1 | Occupied? (Y/N) |
| Evaluator Name: | Gustavo Garza | Date: | 7/5/17 | N |
| Property Description: | one story traditional midwestern home with basement | | | |
| Property Values & Pricing | | Holding Costs (Monthly) | | Annually |
| After Repair Value | | \$115,000 | Property Taxes | \$900 |
| Current "As Is" Value | | \$49,000 | HOA & Condo Fees | |
| Estimated Repair Costs | | \$30,000 | Insurance Costs | \$600 |
| Purchase Price | | \$49,000 | Utility Costs (Expandable) | \$180 |
| | | | Gas | \$30 |
| | | | Water | \$50 |
| | | | Electricity | \$100 |
| | | | Other | \$0 |
| Estimated Hold Time (months) | | 6 | Miscellaneous Holding Costs | \$400 |
| Purchase & Repair Costs: | | \$79,000 | Total Monthly Holding Costs: | |
| | | | \$705 | |
| Financing Costs | | Purchase+Rehab | Buying Transaction Costs | Perc. Of Purch |
| First Mortgage / Lien Amount | 76% | \$60,000 | Escrow / Attorney Fees | |
| First Mortgage Points | 2 | \$1,200 | Title Insurance / Search Costs | 5.00% |
| First Mortgage Interest | 12.00% | \$3,600 | Miscellaneous Buying Costs | |
| First Mortgage Monthly Interest Only Payment | | \$600 | 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: | | \$4,800 | Total Selling Transaction Costs: | |
| | | | \$9,435 | |
| Estimated Net Profit and ROI Snapshot | | | | |
| Estimated NET PROFIT | | \$17,010 | Total Costs Return on Investment (ROI) | |
| | | | 17.36% | |
| Purchase & Deal Analysis | | | Potential Return & Profit Analysis | |
| After Repair Value | | \$115,000 | <i>Assumes Sale is on or before</i> | |
| | | | <i>1/1/18</i> | |
| Purchase Price | | \$49,000 | Purchase + Repair Estimate Cost Per Sq. Ft | |
| | | | \$109.72 | |
| Estimated Repair Costs | | \$30,000 | Down Payment Required at Closing | |
| | | | -\$9,275 | |
| Total Financing Costs | | \$4,800 | My Committed Capital | |
| | | | \$24,955 | |
| Total Holding Costs | | \$4,230 | My Annualized Cash on Cash Return | |
| | | | 136.32% | |
| Total Buying Transaction Costs | | \$525 | Total Annualized Cash on Cash Return | |
| | | | 34.72% | |
| Total Selling Transaction Costs | | \$9,435 | Purchase + Rehab Return on Investment (ROI) | |
| | | | 21.53% | |