

### Flip with Mortgage/Private Money Financing

<b>Property Address:</b>		2218 Snead Ave, Dunedin, FL 34698		
<b>Total Square Footage:</b>	2,568	<b># of Units:</b>	1	<b>Occupied? (Y/N)</b>
<b>Evaluator Name:</b>	Gustavo Garza	<b>Date:</b>	12/28/17	N
<b>Property Description:</b>				
<b>Property Values &amp; Pricing</b>		<b>Holding Costs (Monthly)</b>		<b>Annually</b>
After Repair Value		\$390,000	Property Taxes	\$4,101
Current "As Is" Value		\$250,000	HOA & Condo Fees	\$0
Estimated Repair Costs		\$85,000	Insurance Costs	\$2,000
<b>Purchase Price</b>		<b>\$205,000</b>	Utility Costs (Expandable)	<b>\$300</b>
			Gas	\$100
			Water	\$50
			Electricity	\$150
			Other	\$0
Estimated Hold Time (months)		4	Miscellaneous Holding Costs	\$0
<b>Purchase &amp; Repair Costs:</b>		<b>\$290,000</b>	<b>Total Monthly Holding Costs:</b>	
			<b>\$808</b>	
<b>Financing Costs</b>		<b>Purchase+Rehab</b>	<b>Buying Transaction Costs</b>	<b>Perc. Of Purch</b>
First Mortgage / Lien Amount	90%	\$261,000	Escrow / Attorney Fees	
First Mortgage Points	3	\$6,525	Title Insurance / Search Costs	0.25%
First Mortgage Interest	9.00%	\$7,830	Miscellaneous Buying Costs	
First Mortgage Monthly Interest Only Payment		\$1,958	<b>Total Buying Transaction Costs:</b>	
			<b>\$2,525</b>	
Second Mortgage / Lien Amount	16%	\$46,400	<b>Selling Transaction Costs</b>	<b>Perc. Of ARV</b>
Second Mortgage Points	2	\$928	Escrow / Attorney Fees	
Second Mortgage Interest	12.00%	\$1,856	Selling Recording Fees	
Second Mortgage Monthly Interest Only Payment		\$464	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>\$17,139</b>	<b>Total Selling Transaction Costs:</b>	
			<b>\$25,935</b>	
<b>Estimated Net Profit and ROI Snapshot</b>				
<b>Estimated NET PROFIT</b>		<b>\$51,167</b>	<b>Total Costs Return on Investment (ROI)</b>	
			<b>15.10%</b>	
<b>Purchase &amp; Deal Analysis</b>			<b>Potential Return &amp; Profit Analysis</b>	
After Repair Value		\$390,000	<i>Assumes Sale is on or before</i>	<i>4/27/18</i>
Purchase Price		\$205,000	Purchase + Repair Estimate Cost Per Sq. Ft	\$112.93
Estimated Repair Costs		\$85,000	Down Payment Required at Closing	-\$92,422
Total Financing Costs		\$17,139	My Committed Capital	-\$4,188
Total Holding Costs		\$3,234	My Annualized Cash on Cash Return	-3664.99%
Total Buying Transaction Costs		\$2,525	Total Annualized Cash on Cash Return	45.30%
Total Selling Transaction Costs		\$25,935	Purchase + Rehab Return on Investment (ROI)	17.64%