



## What other products do we offer?

### Feasibility Analysis

This is a quick look at the property for the buyer or the seller of a property.

#### Seller

- If a seller wants the highest possible amount for their property and they understand it needs work this product is a must. We provide a limited report that identifies the items that are health and safety or of necessity under the HUD/FHA Minimum Property Standards (MPS). This is all the seller is interested. What repairs are needed to bring my property to the MPS to get it sold.
- If the seller is a bank or lending institution we also provide an estimate of the cost for repairs that most potential buyers might do such as update the kitchen or bathroom(s) where they were adequate for MPS. This gives the potential buyer info they need to make a decision now.

#### Buyer

- If a buyer is about to place an offer on a property that requires repairs they must have a clear idea of the cost to make the repairs. If the property is being sold for \$250,000 and needs \$150,000 in repair it must appraise at \$400,000 or it doesn't make any sense to buy it. If the value after improvements to MPS is only \$350,000 then the home is only worth \$200,000 "as is". Knowing that number for the repairs is part of your due diligence prior to purchase of a fixer.
- On the other hand, the buyer may also want to know the cost of the additional repairs they may want to add to the mix. In that case a Feasibility Analysis from The Mike Young Team will also provide a quick estimate of those repairs as well. So you actually get two estimates, one for MPS which is used to help you with your offer and, the second one with your additional improvements that make this YOUR HOME.

Lender Software for Limited 203k loans

Contractor software for their bid in the HUD format

is also available only \$450 per year.

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