

BID SHEET

Bid Submitted By:

PROPERTY INFORMATION

APN:		MLS	Assessor
Address: READ RD	Bedrooms:	4.0	4.0
City: THOUSAND OAKS (MOORPARK AREA)	Bathrooms:	3.0	3.0
State:	Building SF: approx	4,000	4,000
Zip:	Lot SF:	422,000	422,000
County:	Stories:	3	3
Type:	Year Built:	2000	2000
	Pool:	N	N
Date of Offer:	Date of Analysis:		

SALE INFORMATION

Listing Price	\$ 3,500,000	\$ 875/sf
Offer Price	\$ 3,500,000	\$ 875/sf
% of ARV less Repairs	82%	

CONSTRUCTION BUDGET

Hard Costs

Existing sf	4,000 sf	\$285/sf	\$ 1,140,000
Addition sf	8,000 sf	\$285/sf	2,280,000
Subtotal Hard Costs	Final sf <u>12,000 sf</u>		\$ 3,420,000
Foundation Work			-
Hardscape/Landscape/Pool			<u>300,000</u>
Total Hard Costs		\$310/sf	\$ 3,720,000

Soft Costs

Architectural/Design/Permitting	0.5%	\$ 20,000	
Structural	0.3%	10,000	
Geotech	0.3%	10,000	
Civil Engineer	0.3%	10,000	
Title 24		1,000	
Permit Fees	\$8.00/sf	<u>96,000</u>	
Total Soft Costs		\$ 147,000	
Total Hard/Soft Costs		\$322/sf	\$ 3,867,000

ACQUISITION & REHAB COSTS

	Existing SF	4,000 sf	New SF	8,000 sf	Final Footage	12,000 sf	Final \$/sf
After Repair Value ("ARV")		Total Hold Time	14.0 mos	Listing Date	Jun 2022	\$ 9,000,000	\$ 750/sf
Acquisition/Equity		Constr+Mkt Time	12.0 mos		20.0%	(700,000)	58/sf
Acquisition Fee					0.0%	-	0/sf
Acquisition Costs (Escrow, Title, etc.)					1.0%	(35,000)	3/sf
Loan Amount (Acquisition)						(2,800,000)	233/sf
Repairs					75% AOB	(3,867,000)	322/sf
Construction & Project Management					0.0%	-	0/sf
Equity Costs	Acq Eq	\$ 700,000	Constr Eq	\$1,933,500	4.0% Int Rt	(110,007)	9/sf
Loan Costs (Acquisition)				2.0 pt(s)	4.0% Int Rt	(186,667)	16/sf
Loan Costs (Construction)	50% LTC	LA	\$1,933,500	2.0 pt(s)	9.0% Int Rt	(190,933)	16/sf
Property Taxes					1.25%	(51,042)	4/sf
Insurance, HOA		Ins. Premium	\$2,000	HOA	\$0/mo	(2,000)	0/sf
Total Costs						\$ (7,942,648)	\$ 662/sf
Marketing Costs (Staging, Print, Media, etc.)						(20,000)	2/sf
Closing Costs (Commission, Escrow, Title, etc.)					3.5%	(315,000)	26/sf
Net Income			annualized	7.5%	8.7%	\$ 722,352	\$ 60/sf