

Flip with Mortgage/Private Money Financing

Property Address:	131 Richards			
Total Square Footage:	1,978	# of Units:	1	Occupied? (Y/N)
Evaluator Name:	Sample	Date:	5/1/2018	N
Property Description:	Points and rate are for example only to show how the spread sheet works; actual pricing is determined by the project numbers, investor experience level, and leverage requested			
		Holding Costs (Monthly)	Annually	Monthly
After Repair Value	\$385,000	Property Taxes	\$0	\$0
Current "As Is" Value	\$245,000	HOA & Condo Fees		\$0
Estimated Repair Costs	\$70,000	Insurance Costs		\$0
Purchase Price	\$205,000	Utility Costs (Expandable)		\$135
Project costs Purchase plus Rehab	\$275,000	Gas		\$10
Finance based 80% of Project Costs	\$220,000	Water		\$25
		Electricity		\$100
		Other		\$0
Purchase & Repair Costs:	\$275,000	Total Monthly Holding Costs:		\$270
	Purchase+Rehab	Buying Transaction Costs	Perc. Of Purch	Total
Purchase Price Mortgage	90%	\$184,500	Bank FEES fin'd not pd cash	\$2,900
Rehab Dollars into Mortgage	80%	\$56,000	Title Insurance	\$5,728
10% Int on Pur Rehab Points Ccc 6 months	10%	\$12,025	6 Months R/E Taxes	\$4,378
Points	3%	\$7,215	6 month Builders Risk	\$1,000
Bank Closing fees finance Line F18		\$2,900	Buyer's Attorney +appraisal 450	\$2,000
Max loan possible 65% ARV		\$250,250	Total Cash Buying Costs:	\$13,106
Total Loan Given		\$262,640	Selling Transaction Costs	Perc. Of ARV
Incase 8 month hold			Escrow / Attorney Fees	\$2,000
Interest 2 months		\$2,626	Selling Recording Fees	\$1,200
Second Half of Insurance		\$600	Realtor Fees	\$15,400
2 months realty taxes		\$1,459	Transfer & Conveyance Fees	\$1,540
Utilities x 2 extra months	0	\$540	Home Warranty*	
Extra cash out lay for month 6-8 lines c26-29		\$5,226	Staging Marketing Costs*	
			Marketing Costs* home inspec	\$500
Costs is purchased cash for 6 months		\$5,278	Miscellaneous Selling Costs	\$0
All financing costs + 6 months holding		\$28,718	Total Selling Transaction Costs:	\$20,640
Estimated Net Profit and ROI Snapshot				
Est NET PROFIT held for 6 months	\$54,115	Profit if held 8 months	\$47,269	
Purchase & Deal Analysis 8 month hold		Potential Return & Profit Analysis		
After Repair Value	\$385,000	<i>Assumes Sale is on or before</i>	<i>10/28/2018</i>	
Purchase Price	\$205,000	Purchase + Repair Estimate Cost Per Sq. Ft	\$139	
Estimated Repair Costs	\$70,000	Down Payment + Cash to Close	\$68,105.50	
Total Financing Interest Costs 6 months*	\$19,240	Cash Spent to hold 6 months	\$1,620	
2 months extra int for 8 month holding	\$6,846			
Total Buying Closing Transaction Costs	\$16,006	Profit if Used all cash	\$80,654.50	
Total Selling Closing Transaction Costs	\$20,640	Finance profit VS Cash profit C35-C42	\$26,540.00	
Total transactional expenses if financed	\$62,731	Expenses not Financed	\$36,191.23	