

# DealAnalysis

847 westview ct  
Deal# 3215  
Square Feet: 2451  
Property Occupied: No

## Property Values/Pricing

After Repair Value		\$350,000.00
Current Value As is		\$181,114.00
Estimated Repair Cost		\$61,000.00
Purchase Price		\$158,000.00
Estimated Hold time (months)	6	4/26/2015

## Financing Costs

1st Mortgage Amount		\$220,000.00
1st Mortgage Points & Cost	0 pts	\$0.00
1st Mortgage Interest Rate & Cost	12 %	\$13,200.00
1st Mortgage Interest Monthly		\$2,200.00

2nd Mortgage Amount		\$0.00
2nd Mortgage Points & Cost	2 pts	\$0.00
2nd Mortgage Interest Rate & Cost	12 %	\$0.00
2nd Mortgage Interest Monthly		\$0.00

Misc Mortgage Amount		\$0.00
Misc Mortgage Points & Cost	2 pts	\$0.00
Misc Mtg Interest Rate & Cost	12 %	\$0.00
Misc Mortgage Interest Monthly		\$0.00

Additional Financing Costs	\$1,655.00
Total Financing Costs	\$234,855.00

## Holding Costs

	Annual	Monthly
Annual Property Taxes	\$1,837.79	\$153.15
HOA/Condo Fees	\$0.00	\$0.00
Insurance Costs	\$1,448.00	\$120.67
Gas		\$0.00
Water		\$100.00
Electricity		\$100.00
Miscellaneous		\$0.00
Total Utility Costs		\$200.00

Monthly Holding Costs	\$473.82
Total Holding Costs	\$2,842.92

## Buying Transaction Costs

	% of ARV	Add'l	Sub-Total
Escrow/Attorney Fees	1 %	\$0.00	\$1,580.00
Title Insurance/Search Costs	0 %	\$0.00	\$0.00
Miscellaneous			\$0.00
Total Buyer Transaction Costs			\$1,580.00

## Selling Transaction Costs

	% of ARV	Add'l	Sub-Total
Realtor Fees	6 %	\$0.00	\$21,000.00
Conveyance/Tranfer Fees	5 %	\$0.00	\$17,500.00
Escrow/Attorney Fees			\$0.00
Selling Recording Fees			\$0.00
Home Warranty			\$0.00
Staging Costs			\$1,500.00
Marketing Costs			\$0.00
Miscellaneous			\$0.00
Total Selling Transaction Costs			\$40,000.00

## Deal Analyzer Report

### Estimated Net Profit and ROI Snapshot

Estimated Net Profit	\$71,722.08	Return on Investment (ROI)	25.77 %
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### Deal Summary & Potential Profit

### Potential Return & Profit Analysis

After Repair Value (Sales Price)	\$350,000.00	Assumes sale is on or before	4/26/2015
Purchase Price	\$158,000.00	Purch + Est. Repair Costs / SQFT	\$89.35
Estimated Repair Costs	\$61,000.00	Down Pmt. Required at Closing	\$2,235.00
Total Cost of Financing	\$14,855.00	My Capital Committed	\$4,922.92
Total Holding Costs	\$2,842.92	My Annualized Cash on Cash Return	2,913.80 %
Total Buying Transaction Costs	\$1,580.00	Total Annualized Cash on Cash Return	51.55 %
Total Selling Transaction Costs	\$40,000.00	Purchase + Rehab ROI	32.75 %