

DATE: January 14, 2015

Sales Analysis

Property Address: 105 Estrella Rd Debarry FL 32713

Bedrooms: 3

Baths: 2

Heated Sq. Feet: 1,336

Gross Sq. Feet: 2,467

Construction Type: Block

Property Type: SFR

If Multi-Unit # of Units:

	Unit 1	Unit 2	Unit 3	Unit 4
Beds/Baths:	3/2	/	/	/
Monthly Rent Amount:	\$1,100	\$	\$	\$

Repairs Needed:

Needs new tile or carpet, bathrooms updated, baseboards, paint inside and out, garage converted back to original function, and normal fixtures and appliances.

Comments:

This house has a ton of potential! Corner lot in a quiet neighborhood. Contact us for showing instructions.

Cash Purchase for Resale

ARV (After Repair Value):	\$130,000.00
Purchase Price:	\$70,000.00
Repairs for Resale:	\$15,000.00
Margin (w/out hard money):	\$45,000.00

Hard Money

Loan Amount (65% of ARV):	\$84,500.00
Closing Costs (3 pts + 4% avg. c.c.):	\$5,915.00
3 Months Interest (12% Annual):	\$2,535.00
Margin (w/ hard money):	\$36,550.00

Cash Purchase for Rental

Purchase Price:	\$70,000.00
Repairs for Rental:	\$10,000.00
Annual Rental Income:	\$13,200.00
Taxes:	\$1,736.00
Insurance:	\$1,000.00
HOA (annual amount):	\$0.00
Management Fee:	\$1,320.00
Gross Operating Income (GOI):	16.50%
Net Operating Income (NOI):	11.43%

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Contact our sales department at **(321)578-8212** or Sales@MyHouseBargains.com or www.MyHouseBargains.com