

DATE: April 20, 2015

Sales Analysis

Property Address: 3919 Whittington Dr Orlando FL 32817

Bedrooms: 4

Baths: 2.5

Heated Sq. Feet: 1,922

Gross Sq. Feet: 2,417

Construction Type: Stucco, Wood Frame

Property Type: RES

If Multi-Unit # of Units:

	Unit 1	Unit 2	Unit 3	Unit 4
Beds/Baths:	4/2.5	/	/	/
Monthly Rent Amount:	\$1,600	\$	\$	\$

Repairs Needed:

For immediate CASH FLOW as rental, very minimal work, this property is ready to go!
 For retail resale, this property needs new carpet, kitchen and bathrooms updated, and paint inside and out.

Comments:

Fantastic CASH FLOW opportunity right near UCF!! Easily rent this property in very little time! Or, handle the cosmetics and retail it for top dollar! Call for showing instructions. First come, first serve!

Cash Purchase for Resale

ARV (After Repair Value):	\$210,000.00
Purchase Price:	\$165,000.00
Repairs for Resale:	\$15,000.00
Margin (after 4% avg. c.c.):	\$23,400.00

Hard Money

Loan Amount (65% of ARV):	\$136,500.00
Closing Costs (3 pts + 4% avg. c.c.):	\$10,695.00
<u>1</u> Month(s) Interest (12% Annual):	\$1,365.00
Margin (w/ hard money):	\$11,340.00

Cash Purchase for Rental

Purchase Price:	\$165,000.00
Repairs for Rental:	\$8,000.00
Annual Rental Income:	\$19,200.00
Taxes:	\$2,532.00
Insurance:	\$1,500.00
HOA (annual amount):	\$147.00
Management Fee:	\$1,920.00
Gross Operating Income (GOI):	11.10%
Net Operating Income (NOI):	7.57%

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