

DATE: April 9, 2015

Sales Analysis



Bargain Real Estate for Cash Profits!

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Property Address: 602 Fourth Ave Lady Lake FL 32159

Bedrooms: 2

Baths: 2

Heated Sq. Feet: 1,896

Gross Sq. Feet: 2,760

Construction Type: Block

Property Type: RES

If Multi-Unit # of Units:

	Unit 1	Unit 2	Unit 3	Unit 4
Beds/Baths:	2/2	/	/	/
Monthly Rent Amount:	\$700	\$	\$	\$

Repairs Needed:

Needs a new roof also paint throughout, kitchen needs to be updated and bathrooms updated, new carpet in bedrooms and landscaping.

Comments:

Cash Purchase for Resale

ARV (After Repair Value):	\$130,000.00
Purchase Price:	\$83,000.00
Repairs for Resale:	\$15,000.00
Margin (w/out hard money):	\$32,000.00

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):	\$23,550.00

Cash Purchase for Rental

Purchase Price:	\$83,000.00
Repairs for Rental:	\$15,000.00
Annual Rental Income:	\$8,400.00
Taxes:	\$1,764.00
Insurance:	\$1,000.00
HOA (annual amount):	\$0.00
Management Fee:	\$840.00
Gross Operating Income (GOI):	8.57%
Net Operating Income (NOI):	4.89%

The above estimates have been provided for the convenience of real estate investors. Real estate investors are encouraged to verify all estimated numbers independently. MyHouseBargains.com and its affiliates assume no liability either expressed or implied for the accuracy of the financial estimates and statistical data presented above. MyHouseBargains.com and its affiliates do not give authority, neither expressed nor implied, to the recipient of this information to enter onto the property. Inspection of this property can be provided by scheduling an inspection with an authorized representative.

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