

# Buy, Fix, and Sell Evaluator

Property Information	
Address (or Analysis Name)	example #4
<b>Appraised Fair Market Value (after fix up)</b>	<b>\$1,280,000.00</b>
Expected Sale Price (% of Appraised)	98.00%
<b>Expected Sale Price (Actual \$) (ESP)</b>	<b>\$1,254,400.00</b>
<b>Offer Price / Purchase Price</b>	<b>\$600,000.00</b>
<b>Expected Holding Time (months)</b>	<b>9 months</b>

  

Purchase Information	
Land Transfer Tax (www.ratehub.ca)	\$7,500.00
Legal Expense	\$6,000.00
Repairs	\$132,200.00
Repairs Contingency (% of Repairs)	10.00%
Repairs Contingency (Actual \$)	\$13,220.00
Lender Fee(s)	\$2,500.00
Mortgage Broker Fees	\$5,850.00
Environmentals (Phase 1)	\$3,000.00
Inspections or Engineer Report	\$4,000.00
Appraisal(s) Fee (CMA / Cap / Cost Approach)	\$3,000.00
Misc. costs (site visit, title ins, RPR, corp, assign fee)	\$4,000.00
Utility New Account Set Up Fee / Other	\$2,400.00
(-) Less Proration of Rents	-\$13,572.00
<b>Total Purchasing Costs</b>	<b>\$170,098.00</b>

  

Financing	
<input checked="" type="radio"/> Canadian style mortgage <input type="radio"/> US style Mortgage	
<b>1st Mortgage Principal Amount</b>	<b>\$390,000.00</b>
1st Mortgage Interest Rate	5.5000%
1st Mortgage Amortization Period	25 years
1st Mortgage CMHC Fee (% of Principal)	0.00%
<b>1st Mtg Total Principal (Incl. CMHC Fees)</b>	<b>\$390,000.00</b>
<b>1st Mortgage Total Monthly Payment</b>	<b>\$2,380.53</b>
<b>2nd Mortgage Principal Amount</b>	<b>\$150,000.00</b>
2nd Mortgage Interest Rate	9.5000%
2nd Mortgage Amortization Period	20 years
<b>2nd Mortgage Total Monthly Payment</b>	<b>\$1,380.35</b>
<b>Hard or Private (H/P) Money Amount</b>	<b>\$230,000.00</b>
H/P Money Int Rate (not included in Exp While Held)	100.0000%
<b>Cash needed at Close (not incl. purchasing \$)</b>	<b>-\$170,000.00</b>

  

Expenses While Holding				
Category	Yearly	Monthly	Actual	%
Property Tax / School Tax	\$12,200.00	\$1,016.67	\$9,150.00	8.75%
Insurance	\$4,600.00	\$383.33	\$3,450.00	3.30%
Unit Repairs While Held	\$10,022.00	\$835.17	\$7,516.50	7.19%
Electricity / Hydro	\$216.00	\$18.00	\$162.00	0.15%
Gas / Heat	\$13,892.00	\$1,157.67	\$10,419.00	9.97%
Water / Sewer	\$8,100.00	\$675.00	\$6,075.00	5.81%
Lawn / Snow Maintenance	\$2,400.00	\$200.00	\$1,800.00	1.72%
Cable / Phone	\$0.00	\$0.00	\$0.00	0.00%
Management	\$19,042.00	\$1,586.83	\$14,281.50	13.66%
Caretaking / Payroll	\$0.00	\$0.00	\$0.00	0.00%
Advertising	\$2,880.00	\$240.00	\$2,160.00	2.07%
Association Fees	\$900.00	\$75.00	\$675.00	0.65%
Pest Control	\$1,680.00	\$140.00	\$1,260.00	1.21%
Change Locks / Security	\$480.00	\$40.00	\$360.00	0.34%
Trash Removal	\$5,400.00	\$450.00	\$4,050.00	3.87%
Miscellaneous / Other	\$1,100.00	\$91.67	\$825.00	0.79%
Common Area Maintenance	\$2,100.00	\$175.00	\$1,575.00	1.51%
Capital Improvements	\$4,000.00	\$333.33	\$3,000.00	2.87%
Accounting	\$2,000.00	\$166.67	\$1,500.00	1.44%
Legal	\$500.00	\$41.67	\$375.00	0.36%
Bad Debts	\$2,004.00	\$167.00	\$1,503.00	1.44%
Evictions	\$720.00	\$60.00	\$540.00	0.52%
Debt Servicing	\$45,130.47	\$3,760.87	\$33,847.85	32.38%
<b>Total Holding Expenses</b>	<b>\$139,366.47</b>	<b>\$11,613.87</b>	<b>\$104,524.85</b>	<b>100.00%</b>

  

Income While Holding				
Category	Yearly	Monthly	Actual	%
Effective Gross Rent	\$0.00	\$0.00	\$0.00	0.00%
Vending	\$0.00	\$0.00	\$0.00	0.00%
Laundry	\$0.00	\$0.00	\$0.00	0.00%
Parking / Garage	\$0.00	\$0.00	\$0.00	0.00%
Other	\$0.00	\$0.00	\$0.00	0.00%
Signage / Roof Rental	\$0.00	\$0.00	\$0.00	0.00%
<b>Total Holding Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>

  

Sales Costs	
Closing Costs (% of ESP)	0.60%
Closing Costs (Actual \$)	\$7,526.40
Sales Comm. (% of ESP)	5.00%
Sales Comm. (Actual \$)	\$62,720.00
Advertising Cost to Sell	\$0.00
Mortgage Pre-Payment Costs	\$0.00
Hard/Private Money Financing Interest	\$172,500.00
<b>Total Selling Costs</b>	<b>\$242,746.40</b>

  

Profit/Loss	
Expected Sale Price	\$1,254,400.00
(-) Offer Price / Purchase Price	-\$600,000.00
(-) Total Purchasing Costs	-\$170,098.00
(-) Total Expenses while Held	-\$104,524.85
(+) Total Income while Held	\$0.00
(-) Total Selling Costs	-\$242,746.40
(+) Equity from Mortgage Paydown	\$7,622.23
<b>(=) Net Profit / Loss to You</b>	<b>\$144,652.98</b>

  

Cash Required	
Deposit(s) made with Offer	\$10,000.00
Cash Required to Close	-\$180,000.00
<b>Total Purchasing Costs</b>	<b>\$170,098.00</b>
<b>Upfront Cash Required</b>	<b>\$98.00</b>
Total Expenses while Held	\$104,524.85
Advertising Costs to Sell	\$0.00
Other	\$0.00
Less Income (not equity)	-\$0.00
<b>Total Cash Required By You</b>	<b>\$104,622.85</b>

  

Analysis	
Cash on Cash ROI (Actual)	138.26%
<b>Cash on Cash ROI (Annualized)</b>	<b>184.35%</b>

  

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