



# Investment Analysis

<b>OCCUPANCY</b> Vacant		<b>INVS TYPE</b> 1st Note		<b>TODAY'S DATE</b> 11/26/2018	
Forclosure Procedure: <b>Non-Judicial</b> Redemption Period: <b>365 Days</b> % of Offer					
ARV (after repair value)		25%	\$61,856		
AIV (as is value)		46%	\$34,021		
UPB (unpaid principal bal)		44%	\$35,185		
<b>FINANCING</b>		<b>OFFER PRICE:</b>			
		<b>\$15,500</b>			
<b>ANNUAL COSTS</b> Tax Year					
PROPERTY TAXES		2017	Est. Tax	\$204	
INSURANCE			Calc Ins.	\$493	
<b>PURCHASING COSTS</b>					
BROKER FEE		\$1,800			
ACQUISITION		\$15,500			
APRAISAL FEE					
BACK TAXES: IRS liens					
TITLE /ESCROW					
LIENS: junior liens   judgements   mechanic's   child support					
OTHER					
% of ARV: 28.0%		<b>SUB TOTAL: \$17,300</b>			
<b>DIRECT COSTS</b> Check if Applies					
RENOVATION EST.		Rehab Time: 8.0 wks	\$20,000		
		Rehab \$/SF: \$15.67			
WINTERIZATION		<input type="checkbox"/>	\$0		
CASH FOR KEYS		<input checked="" type="checkbox"/>	\$0		
ATTORNEY FEES "Foreclosure"		<input checked="" type="checkbox"/>	\$3,000		
PRESERVE MISC		<input checked="" type="checkbox"/>	\$1,800		
OTHER		<input type="checkbox"/>			
% of ARV: 40.1%		<b>SUB TOTAL: \$24,800</b>			
<b>HOLDING COSTS</b> Check if Applies					
LOAN SERVICING		<input checked="" type="checkbox"/>	\$255		
TOTAL PROJECT TAXES		<input checked="" type="checkbox"/>	\$170		
TOTAL PROJECT INSURANCE		<input checked="" type="checkbox"/>	\$410		
UTILITIES: gas  electric  trash/water		<input checked="" type="checkbox"/>	\$1,435		
LEVERAGED PAYMENTS		<input type="checkbox"/>	\$0		
OTHER		<input type="checkbox"/>			
% of ARV: 3.7%		<b>SUB TOTAL: \$2,270</b>			
<b>PROJECT COSTS:</b>		<b>\$44,370</b>			
% of ARV:		71.7%			

<b>WHOLESALE</b>			<b>NET PROFIT</b>			<b>ROI</b>		
Est. Time	<b>5.9 Mo</b>		<b>\$8,430</b>			<b>36%</b>		

<b>FIX AND FLIP</b>			
ARV VALUE \$/SF:	\$48	\$61,856	
AGENT / CLOSING COSTS	9%	-\$5,567	
<b>NET TOTAL:</b>		\$56,289	
<b>Capital Invested</b>		<b>\$44,370</b>	
<b>PROJECTED RETURNS:</b>			
<b>ANN ROI</b>	<b>ROI</b>	<b>PROFIT</b>	
35%	27%	\$12,182	

<b>WHOLESALE</b>						
ADDRESS:	ANDALUSIA, AL <span style="float: right;">Copy</span>					
PARCEL #:						
COUNTY:	Covington	Year Built:	1966			
TYPE:	SFR	<b>MARKET RENTS</b>				
BED:	3	Single Family	\$850			
BATH:	1					
SF:	1,276					
LOT SIZE:	NA	SQFT				
<b>E- VALUES</b>			<b>DEMOGRAPHICS</b>			
Zillow	\$53,741		CRIME:	Average		
iComps	\$52,128		INCOME:	\$31,968		
Homesnap	\$51,000		SCHOOLS:	Very Good		
Eappraisal	NA		POPULATION:	9,028		
Trulia	\$54,340		UNEMPLOYMENT:	4.60%		
<b>Avg Value</b>	<b>\$52,802</b>		MARKET TEMP:	6.5% Very Cool		
<b>Market Comparables</b>						
	ADDRESS	BED	BATH	SF	\$/SF	VALUE
	604 E 2nd St, Andalusia, AL, 36420	2	2	1,218	\$66	\$80,000
	111 Jerry Dr, ANDALUSIA, AL,	3	2	1,215	\$48	\$58,900
	11487 Lawson Rd, ANDALUSIA, AL,	3	2	1,416	\$57	\$81,000
	1100 Magnolia St, ANDALUSIA, AL,	4	2	1,436	\$69	\$99,500
	316 Woodlawn Ave, ANDALUSIA,	3	1	1,075	\$37	\$40,000
	<b>AVERAGE COMP VALUE:</b>			<b>Avg:</b>	<b>\$56</b>	<b>\$71,880</b>
	<b>----(based on Avg \$/SF)----</b>					<b>\$70,910</b>
			Days on Market:	119 Days		

<b>WHOLESALE "AS IS"</b>			
AS IS VALUE \$/SF:	\$27	\$34,021	
AGENT / CLOSING FEES	9%	-\$3,062	
<b>NET TOTAL:</b>		\$30,959	
<b>Capital Invested</b>		<b>\$23,318</b>	
<b>PROJECTED RETURNS:</b>			
<b>ANN ROI</b>	<b>ROI</b>	<b>PROFIT</b>	
87%	36%	\$8,430	

<b>RENTAL</b> Setup 9.7 Mo      Rent: 12 Mo			
MARKET RENT		\$850	
OPERATING EXP: mtg  maint  vac		25%	\$213
TAXES & INSURANCE		\$58	
LEVERAGED PAYMENTS		\$0	
Cap Rate 11.2%		NET CASH FLOW	
Recoup Period 6.3 Yrs		Capital Invested	
GRM 6.1		ROI	
ANNUAL CASH-ON-CASH		16%	\$6,953
<b>PROJECTED RETURNS:</b>			
<b>ANN ROI</b>	<b>ROI</b>	<b>PROFIT</b>	
23%	45%	\$19,692	

<b>FORECLOSURE SALE</b> Est. Foreclosure Time: 3 Mo			
UPB:	\$35,185	<b>Capital Invested</b>	
Est. Past Due:	\$7,440	<b>\$22,516</b>	
MAX BID:	\$42,625	<b>ANN ROI</b>	<b>ROI</b>
MIN BID:	\$29,271	123%	30%
		<b>PROFIT</b>	
		<b>\$6,755</b>	

<b>REPERFORM NOTE</b>			
Rate:	8%	Original Loan: \$39,248	
Payment:	\$266	Est. Payoff: \$42,625	
RP PERIOD:	12 Mo	RP UPB:	
RP PMT:	\$3,188	EST. REINSTATED:	
RP % of UPB:	70%	Capital Invested	
		<b>\$20,341</b>	
<b>EST. SELL PRICE</b>		<b>ANN ROI</b>	<b>ROI</b>
<b>\$24,207</b>		59%	64%
		<b>NET PROFIT</b>	
		<b>\$12,981</b>	

Date Submitted: 11/26/2018