

1998-1999

Quick-Turn Investment Summary

File Number: 2014-0004

3208 Franklin Wooded Rd

Property Summary									
Property Units	1	Property Beds	3	This is a 1980's era single family house, situated on the Fairway. It needs a complete update, but is otherwise in good condition.					
Property Size (sq Ft)	2028	Property Baths	2						
Project Duration in days	120	Property Parking	2						
Quick-Pass Executive Summary									
Description	Item		Amount		Running Subtotal		Margin		
After Repair Value (ARV)					\$ 243,000		100.00%		
Created Equity to Value (ERV)	\$	78,000	28.00%		\$ 78,000		-28.00%		
Investment to Value (IRV)	\$	88,248	32.11%		\$ 88,248		-32.11%		
Hard Costs on Entry	\$	48,000	12.89%		\$ 48,000		-12.89%		
Soft Costs on Exit	\$	120,748	34.91%		\$ 120,748		-34.91%		
Total Costs	\$	168,748	47.00%		\$ 168,748		-47.13%		
Maximum Allowable Offer (MAO)					\$ 174,252		45.13%		
Carrying Cost Calculations									
Item		Amount		Running Subtotal		Margin			
Annual Property Taxes	\$	2,400			\$ 2,400				
Annual Property Insurance	\$	800			\$ 3,200				
Projected Taxes and Insurance	\$	1,000			\$ 4,200				
Monthly HOA Fees	\$	75			\$ 4,275				
Monthly Utility Costs	\$	300			\$ 4,575				
Monthly Debt Service	\$	2,150	14.00% Annualized Rate		\$ 6,725				
Forecasted Carrying Costs	\$	24,825			\$ 24,825				
Private Financing Calculations									
Item		Amount		Running Subtotal		Margin			
Acquisition plus Hard Costs	Total cash needed				\$ 243,000		67.51%		
Finance Charge (projected)	Carrying days 120		4.00% Hard Money Rolled-In Points		\$ 10,000				
Total Rollback due at completion	sale or refinance				\$ 253,000				
Quick-Pass Detail									
Hard Costs on Entry	Item		Amount		Running Subtotal		Margin		
Investment to Value (IRV)					\$ 88,248		-32.11%		
Closing Cost to Buy	3.00%	\$	5,288			\$ 93,536			
Reinstatement Cost		\$	2,000			\$ 95,536			
Delinquent Tax Liens		\$	0			\$ 95,536			
Short Sale Junior Liens		\$	0			\$ 95,536			
Tax, Insurance, Attorney		\$	0			\$ 95,536			
Repairs		\$	50,000	\$24.80 per sq ft		\$ 145,536			
Project Manager Fee		\$	4,000			\$ 149,536			
Assignment Fee	3.00%	\$	11,700			\$ 161,236			
Carrying Costs		\$	24,825			\$ 186,061			
Staging and Marketing		\$	750			\$ 186,811			
Total Hard Costs on Entry		\$	88,248			\$ 88,248	-32.11%		
Soft Costs on Exit					\$ 120,748		-34.91%		
Closing Cost to Sell	1.00%	\$	2,400			\$ 123,148			
Closing Cost to Refinance		\$	0			\$ 123,148			
Buyer Incentives	3.00%	\$	11,700			\$ 134,848			
Co-op Commission	6.00%	\$	23,400			\$ 158,248			
Private Financing Points		\$	0			\$ 158,248			
Hard Money Rolled-In Points		\$	10,000			\$ 168,248	-34.91%		
Total Soft Costs on Exit		\$	48,000			\$ 48,000	-12.89%		
Total Costs		\$	130,748			\$ 130,748	-47.13%		
Financing Requirements									
Item		Amount		Running Subtotal		Margin			
Maximum Allowable Offer (MAO)	purchase price				\$ 174,252		45.13%		
Total Hard Costs on Entry					\$ 88,248		-32.11%		
Acquisition plus Hard Costs					\$ 243,000		67.51%		
Total Soft Costs on Exit					\$ 48,000		-12.89%		
Total Investment to Value					\$ 88,248		-32.11%		
Created Equity					\$ 78,000		-28.00%		
After Repair Value (ARV)					\$ 243,000		100.00%		
Power Team									
Independent Professional	Company		Name						
Real Estate Broker									
General Contractor									
Attorney									
Accountant									
Design and Staging									
Detail Mortgage Broker									
Project Summary and Qualifications									
This is a moderate fix-and-sell project. We are seeking a private financier to provide funding as shown in the Private Financing Calculations section. Our General Contractor has several years of experience with this kind of project. The total hard cash required is well within private financing guidelines.									
					Jeffrey D. Smith General Manager				

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**United States. Internal Revenue
Service**

A red circular graphic with a gradient, appearing as a partial circle or a thick arc, located to the right of the United States Internal Revenue Service text.

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Table of Contents Donation Value Guide 2015 Spreadsheet

1. Understanding the eBook Donation Value Guide 2015 Spreadsheet
 - The Rise of Digital Reading Donation Value Guide 2015 Spreadsheet
 - Advantages of eBooks Over Traditional Books
2. Identifying Donation Value Guide 2015 Spreadsheet
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Donation Value Guide 2015 Spreadsheet
 - User-Friendly Interface
4. Exploring eBook Recommendations from Donation Value Guide 2015 Spreadsheet
 - Personalized Recommendations
 - Donation Value Guide 2015 Spreadsheet User Reviews and Ratings

- Donation Value Guide 2015 Spreadsheet and Bestseller Lists
- 5. Accessing Donation Value Guide 2015 Spreadsheet Free and Paid eBooks
 - Donation Value Guide 2015 Spreadsheet Public Domain eBooks
 - Donation Value Guide 2015 Spreadsheet eBook Subscription Services
 - Donation Value Guide 2015 Spreadsheet Budget-Friendly Options
- 6. Navigating Donation Value Guide 2015 Spreadsheet eBook Formats
 - ePub, PDF, MOBI, and More
 - Donation Value Guide 2015 Spreadsheet Compatibility with Devices
 - Donation Value Guide 2015 Spreadsheet Enhanced eBook Features
- 7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Donation Value Guide 2015 Spreadsheet
 - Highlighting and Note-Taking Donation Value Guide 2015 Spreadsheet
 - Interactive Elements Donation Value Guide 2015 Spreadsheet
- 8. Staying Engaged with Donation Value Guide 2015 Spreadsheet
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Donation Value Guide 2015 Spreadsheet
- 9. Balancing eBooks and Physical Books Donation Value Guide 2015 Spreadsheet
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Donation Value Guide 2015 Spreadsheet
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Donation Value Guide 2015 Spreadsheet
 - Setting Reading Goals Donation Value Guide 2015 Spreadsheet
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Donation Value Guide 2015 Spreadsheet
 - Fact-Checking eBook Content of Donation Value Guide 2015 Spreadsheet
 - Distinguishing Credible Sources

13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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