

2012-04-01a

## Quick-Turn Investment Summary

File Number 2012-0000

2205 Tumble Weed Rd

Property Summary					
Property Value	1	Property Size	3	This is a 1940's era single family house, situated on the fairway. It needs	
Property Size (sq ft)	2000	Property Baths	2	a complete update, but is otherwise in good condition.	
Project Duration in days	120	Property Parking	2		

Quick-Turn Executive Summary					
Description	Item		APR	Monthly Subtotal	APR
After Repair Value (ARV)				\$ 240,000	100.00%
Created Equity to Value (ERV)				\$ (78,000)	-32.50%
Investment to Value (INV)				\$ 162,000	67.50%
Hard Costs on Entry				\$ 88,248	33.12%
Soft Costs on Exit				\$ 49,500	18.63%
Total Costs				\$ 137,748	57.35%
Maximum Allowable Offer (MAO)				\$ 174,252	72.65%

Carrying Cost Calculations					
Description	Item		APR	Monthly Subtotal	APR
Annual Property Taxes				\$ 2,400	
Annual Property Insurance				\$ 800	
Projected Taxes and Insurance				\$ 1,000	
Monthly HOA Fees				\$ 75	
Monthly Utility Costs				\$ 100	
Monthly Debt Service				\$ 3,500	
Projected Carrying Costs			14.00% Annualized Rate	\$ 4,475	
Private Financing Calculations					
Acquisition plus Hard Costs				\$ 242,500	87.32%
Finance Charge (projected)				\$ 18,000	
Total Balloon due at completion				\$ 260,500	

Quick-Turn Detail					
Description	Item		APR	Monthly Subtotal	APR
Hard Costs on Entry				\$ 88,248	
Investment to Value (INV)				\$ 162,000	67.50%
Closing Cost to Buy	3.00%	\$ 5,280		\$ 5,280	
Reinstatement Costs				\$ 304,712	
Delinquent Tax Liens				\$ 304,712	
Short Sale Justice Liens				\$ 304,712	
Tax, Insurance, Attorney				\$ 304,712	
Repairs				\$ 304,712	
Project Manager Fee				\$ 304,712	
Assignment Fee	3.00%	\$ 51,700		\$ 51,700	
Carrying Costs				\$ 51,700	
Staging and Marketing				\$ 51,700	
Total Hard Costs on Entry				\$ 88,248	33.12%

Soft Costs on Exit					
Description	Item		APR	Monthly Subtotal	APR
Closing Cost to Sell	1.00%	\$ 2,400		\$ 2,400	
Closing Cost to Refinance				\$ 2,400	
Buyer Incentives	3.00%	\$ 51,700		\$ 51,700	
Co-op Commission	6.00%	\$ 23,400		\$ 23,400	
Private Financing Points				\$ 23,400	
Hard Money Rolled-In Points				\$ 23,400	
Total Soft Costs on Exit				\$ 49,500	18.63%
Total Costs				\$ 137,748	57.35%

Financing Requirements					
Maximum Allowable Offer (MAO)				\$ 174,252	72.65%
Total Hard Costs on Entry				\$ 88,248	33.12%
Acquisition plus Hard Costs				\$ 242,500	87.32%
Total Soft Costs on Exit				\$ 49,500	18.63%
Total Investment to Value				\$ 162,000	67.50%
Created Equity				\$ 78,000	32.50%
After Repair Value				\$ 240,000	100.00%

Formal Fees		
Independent Professional	Company	Rate
Real Estate Broker		
General Contractor		
Attorney		
Accountant		
Design and Staging		
Initial 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	

# Donation Value Guide 2015 Spreadsheet

**M Walker**

A red circular graphic with a gradient, appearing as a partial circle or a thick arc, located to the right of the 'M Walker' text.

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