



IDEAL Project Analyzer

Jackson, MS

OCCUPANCY Occupied	INVS TYPE 1st Note	TODAY'S DATE 5/24/2018
Forclosure Procedure:		
Redemption Period:		% of Offer
ARV (after repair value)	30%	\$62,248
AIV (as is value)	43%	\$43,000
UPB (unpaid principle bal)	39%	\$46,998
FINANCING		OFFER PRICE:
		\$18,500
FIXED ANNUAL COSTS		
ANNUAL TAXES	2016 Est. Tax	\$1,591
ANNUAL INSURANCE	Calc Ins.	\$658
PURCHASING COSTS		
BROKER FEE		\$2,000
ACQUISITION		\$18,500
APPRAISAL FEE		
BACK TAXES		\$1,682
TITLE /ESCROW		
LIENS		
OTHER		
% of ARV: 35.6%		SUB TOTAL: \$22,182
DIRECT COSTS <i>Check if Applies</i>		
RENOVATION EST.	Rehab Time: 8.0 wks Rehab \$/SF: \$8.66	\$15,000
WINTERIZATION	<input type="checkbox"/>	
CASH FOR KEYS	<input checked="" type="checkbox"/>	\$1,500
ATTORNEY FEES "Foreclosure & Eviction"	<input checked="" type="checkbox"/>	\$5,000
PRESERVE MISC	<input checked="" type="checkbox"/>	\$1,800
OTHER		
% of ARV: 37.4%		SUB TOTAL: \$23,300
HOLDING COSTS <i>Check if Applies</i>		
LOAN SERVICING	<input checked="" type="checkbox"/>	\$325
TOTAL PROJECT TAXES	<input checked="" type="checkbox"/>	\$1,856
TOTAL PROJECT INSURANCE	<input checked="" type="checkbox"/>	\$768
UTILITIES: gas electric trash/water	<input checked="" type="checkbox"/>	\$875
LEVERAGED PAYMENTS		\$0
OTHER		
% of ARV: 6.1%		SUB TOTAL: \$3,824
PROJECT COSTS:		\$49,306
% of ARV:		79.2%



REPERFORM	NET PROFIT	ANN ROI
Est. Time 13.8 Mo	\$18,889	59%

ADDRESS: Jackson, MS	Copy
PARCEL #:	
COUNTY: Hinds	Year Built: 1971
TYPE: SFR	MARKET RENTS
BED: NA	Single Family \$850
BATH: NA	
SF: 1,732	
LOT SIZE: 13,062	SQFT
E-VALUES	
Zillow	\$69,102
iComps	\$60,212
Homesnap	\$72,000
Realtor	\$63,600
Trulia	\$74,472
Avg Value	\$67,877
DEMOGRAPHICS	
CRIME: High	
INCOME: \$32,482	
SCHOOLS: Below Avg	
POPULATION: 175,376	
UNEMPLOYMENT: 4.30%	
MARKET TEMP: 30.6%	Cool

Market Comparables							
ADDRESS	BED	BATH	SF	\$/SF	VALUE		
4560 Ritchey Dr, JACKSON, MS,	3	2	1,860	\$26	\$48,000		
3414 Forest Hill Rd, JACKSON, MS,	3	2	1,544	\$38	\$58,500		
4 Canary Pl, JACKSON, MS, 39204	4	2	1,971	\$37	\$72,540		
5003 Forest Hill Rd, Jackson, MS,	3	2	1,984	\$33	\$65,532		
945 Woodville Dr, JACKSON, MS,	3	2	1,337	\$30	\$40,000		
AVERAGE COMPS:				Avg: \$33	\$56,914		
----(based on \$/SF)----					\$56,618		
				Days on Market:	105 Days		

FIX AND FLIP			
ARV VALUE \$/SF:	\$36	\$62,248	
AGENT / CLOSING COSTS	9%	-\$5,602	
NET TOTAL:		\$56,645	
Capital Invested		\$49,306	
PROJECTED RETURNS:	ANN ROI	ROI	PROFIT
	14%	16%	\$7,652

WHOLESALE "AS IS"			
AS IS VALUE \$/SF:	\$25	\$43,000	
AGENT / CLOSING FEES	9%	-\$3,870	
NET TOTAL:		\$39,130	
Capital Invested		\$33,681	
PROJECTED RETURNS:	ANN ROI	ROI	PROFIT
	21%	17%	\$5,761

RENTAL Setup 13.3 Mo Rent: 24 Mo			
MARKET RENT		\$850	
OPERATING EXP: mtg maint vac	25%	\$213	
TAXES & INSURANCE		\$187	
LEVERAGED PAYMENTS		\$0	
Cap Rate 8.7%	NET CASH FLOW		\$450
Recoup Period 9.0 Yrs	Capital Invested		\$48,806
GRM 6.1	ROI	NET PROFIT	
ANNUAL CASH-ON-CASH		11%	\$5,401
PROJECTED RETURNS:	ANN ROI	ROI	PROFIT
	11%	38%	\$18,642

FORECLOSURE SALE Est. Foreclosure Time: 5 Mo			
UPB: \$46,998	Capital Invested		\$28,002
Est. Past Due: \$7,269	ANN ROI	ROI	PROFIT
MAX BID: \$54,267	219%	94%	\$26,265
MIN BID: \$36,403	58%	30%	\$8,401
REPERFORM NOTE <input type="checkbox"/> FN <input checked="" type="checkbox"/> RP <input checked="" type="checkbox"/>			
Rate: 9%	Original Loan: \$50,633		
Payment: \$425	Est. Payoff: \$54,267		
RP PERIOD: 12 Mo	RP UPB: \$46,334		
RP PMT: \$5,099	EST. REINSTATED: \$7,269		
RP % of UPB: 75%	Capital Invested		\$26,792
EST. SELL PRICE	ANN ROI	ROI	NET PROFIT
\$34,751	59%	71%	\$18,889

Date Submitted: 5/24/2018



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