



IDEAL Project Analyzer

NPN-1st_OH-Dayton-53.xlsm

OCCUPANCY <input type="button" value="Occupied"/>		INVS TYPE <input type="button" value="1st"/> <input type="button" value="Note"/>		TODAY'S DATE 5/14/2018	
Forclosure Procedure: Judicial Redemption Period: None % of Offer					
ARV (after repair value)		21%	\$56,684		
AIV (as is value)		34%	\$35,000		
UPB (unpaid principle bal)		44%	\$27,514		
FINANCING <input type="checkbox"/>			OFFER PRICE: \$12,000		
FIXED ANNUAL COSTS					
ANNUAL TAXES		2017	Est. Tax	\$1,052	
ANNUAL INSURANCE			Calc Ins.	\$385	
PURCHASING COSTS					
BROKER FEE		\$2,000			
ACQUISITION		\$12,000			
APRAISAL FEE					
BACK TAXES					
TITLE /ESCROW					
LIENS					
OTHER					
% of ARV: 24.7%		SUB TOTAL: \$14,000			
DIRECT COSTS <input type="checkbox"/> <i>Check if Applies</i>					
RENOVATION EST.		Rehab Time: 8.0 wks	\$15,000		
		Rehab \$/SF: \$11.43			
WINTERIZATION		<input checked="" type="checkbox"/>	\$500		
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: 42.0%		SUB TOTAL: \$23,800			
HOLDING COSTS <input type="checkbox"/> <i>Check if Applies</i>					
LOAN SERVICING		<input checked="" type="checkbox"/>	\$520		
TOTAL PROJECT TAXES		<input checked="" type="checkbox"/>	\$1,315		
TOTAL PROJECT INSURANCE		<input checked="" type="checkbox"/>	\$481		
UTILITIES: gas electric trash/water		<input checked="" type="checkbox"/>	\$750		
LEVERAGED PAYMENTS		\$0			
OTHER					
% of ARV: 5.4%		SUB TOTAL: \$3,066			
PROJECT COSTS:		\$40,866			
% of ARV:		72.1%			

REPERFORM		NET PROFIT		ANN ROI		
Est. Time		13.8 Mo		\$8,772		
				40%		
ADDRESS: Dayton, OH <input type="button" value="Copy"/>						
PARCEL #:						
COUNTY: Montgomery		Year Built: 1928				
TYPE: SFR		MARKET RENTS				
BED: 3		Single Family \$735				
BATH: 1						
SF: 1,312						
LOT SIZE: 6,482 SQFT						
E-VALUES						
Zillow		\$44,704				
iComps		\$48,540				
Homesnap		NA				
Realtor		\$61,100				
Trulia		\$32,545				
Avg Value		\$46,722				
DEMOGRAPHICS						
CRIME:		High				
INCOME:		\$30,135				
SCHOOLS:		Below Avg				
POPULATION:		141,354				
UNEMPLOYMENT:		4.70%				
MARKET TEMP:		50.9% Slightly Cool				
Market Comparables						
ADDRESS		BED	BATH	SF	\$/SF	VALUE
248 E Siebenthaler Ave, Dayton,		2	1	1,321	\$48	\$64,000
2614 Marcella Ave, Dayton, OH,		3	2	1,393	\$47	\$66,000
3815 Columbine Pl, Dayton, OH,		2	1	1,187	\$59	\$69,900
3824 Addison Ave, Dayton, OH,		2	2	1,170	\$50	\$58,900
23 Woodruff Dr, Dayton, OH,		3	1	1,165	\$49	\$57,000
AVERAGE COMPS:				Avg:	\$51	\$63,160
----(based on \$/SF)----				Days on Market:	78 Days	

FIX AND FLIP <input type="checkbox"/>			
ARV VALUE \$/SF:		\$43	\$56,684
AGENT / CLOSING COSTS		9%	-\$5,102
NET TOTAL:		\$51,582	
Capital Invested		\$40,866	
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
22%	27%	\$10,961	
WHOLESALE "AS IS" <input type="checkbox"/>			
AS IS VALUE \$/SF:		\$27	\$35,000
AGENT / CLOSING FEES		9%	-\$3,150
NET TOTAL:		\$31,850	
Capital Invested		\$25,377	
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
27%	26%	\$6,718	
RENTAL Setup 14.3 Mo Rent: 24 Mo <input type="checkbox"/>			
MARKET RENT		\$735	
OPERATING EXP: mtg maint vac		25%	\$184
TAXES & INSURANCE		\$120	
LEVERAGED PAYMENTS		\$0	
Cap Rate 9.1%		NET CASH FLOW \$431	
Recoup Period 7.8 Yrs		Capital Invested \$40,491	
GRM 6.4		ROI	NET PROFIT
ANNUAL CASH-ON-CASH		13%	\$5,178
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
14%	53%	\$21,447	
FORECLOSURE SALE Est. Foreclosure Time: 8 Mo <input type="checkbox"/>			
UPB: \$27,514		Capital Invested \$19,956	
Est. Past Due: \$5,819		ANN ROI	ROI
MAX BID: \$33,333		87%	67%
MIN BID: \$22,949		19%	15%
		\$2,993	
REPERFORM NOTE <input type="checkbox"/> FN <input checked="" type="checkbox"/> RP <input checked="" type="checkbox"/>			
Rate: 10%		Original Loan: \$33,500	
Payment: \$323		Est. Payoff: \$33,333	
RP PERIOD: 12 Mo		RP UPB: \$26,861	
RP PMT: \$3,879		EST. REINSTATED: \$5,819	
RP % of UPB: 70%		Capital Invested \$18,564	
EST. SELL PRICE			
\$18,803		ANN ROI	ROI
		40%	47%
		NET PROFIT \$8,772	

Date Submitted: 5/14/2018



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