



# IDEAL Project Analyzer

Hockley, TX

OCCUPANCY: **Occupied** | INVS TYPE: **1st Note** | TODAY'S DATE: 6/5/2018  
 Forclosure Procedure: **Non-Judicial**  
 Redemption Period: **None** | % of Offer

ARV (after repair value)	26%	\$95,000
AIV (as is value)	45%	\$55,000
UPB (unpaid principle bal)	42%	\$60,124

FINANCING  OFFER PRICE: **\$25,000**



FIXED ANNUAL COSTS

ANNUAL TAXES	2017	Est. Tax	\$1,110
ANNUAL INSURANCE		Calc Ins.	\$1,418

PURCHASING COSTS

BROKER FEE	\$1,800
ACQUISITION	\$25,000
APPRAISAL FEE	
BACK TAXES	\$900
TITLE /ESCROW	
LIENS	
OTHER	
% of ARV: 29.2%	
SUB TOTAL: \$27,700	

DIRECT COSTS *Check if Applies*

RENOVATION EST.	Rehab Time: 8.0 wks	\$30,108
	Rehab \$/SF: \$26.00	
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: 41.0%		
SUB TOTAL: \$38,908		

HOLDING COSTS *Check if Applies*

LOAN SERVICING	<input checked="" type="checkbox"/>	\$195
TOTAL PROJECT TAXES	<input checked="" type="checkbox"/>	\$1,018
TOTAL PROJECT INSURANCE	<input checked="" type="checkbox"/>	\$1,299
UTILITIES: gas  electric  trash/water	<input checked="" type="checkbox"/>	\$750
LEVERAGED PAYMENTS		\$0
OTHER		
% of ARV: 3.4%		
SUB TOTAL: \$3,262		
PROJECT COSTS: \$69,870		
% of ARV: 73.5%		

REPERFORM | NET PROFIT | ANN ROI

Est. Time **13.8 Mo** | **\$29,993** | **77%**

ADDRESS: Hockley, TX

PARCEL #:

COUNTY: Harris | Year Built: 1981

TYPE: SFR | **MARKET RENTS**  
 BED: 3 | Single Family \$1,224  
 BATH: 2  
 SF: 1,158  
 LOT SIZE: 6,825 SQFT

E-VALUES

Zillow	\$125,525
iComps	\$124,669
Homesnap	\$95,000
Realtor	\$90,400
Trulia	\$99,377
Avg Value	\$106,994

DEMOGRAPHICS

CRIME: Very Low  
 INCOME: \$70,286  
 SCHOOLS: Excellent  
 POPULATION: 12,555  
 UNEMPLOYMENT: 4.70%  
 MARKET TEMP: 26.3% Cool

Market Comparables

ADDRESS	BED	BATH	SF	\$/SF	VALUE
17119 Falcons Nest Landing Dr,	4	2	1,312	\$114	\$150,001
17251 Osprey Forest Dr, HOCKLEY,	3	2	1,466	\$112	\$164,900
26906 Wild Duck Ln, HOCKLEY, TX,	4	3	2,133	\$84	\$180,000
14823 Yellow Begonia Dr,	3	2	2,148	\$112	\$240,000
24310 Kennedy Ranch Ln,	3	1	998	\$97	\$97,000
AVERAGE COMPS: \$120,462				Avg: \$104	\$166,380
----(based on \$/SF)----				Days on Market: 85 Days	

FIX AND FLIP

ARV VALUE \$/SF:	\$82	\$95,000
AGENT / CLOSING COSTS	9%	-\$8,550
NET TOTAL:		\$86,450
Capital Invested		\$69,870

PROJECTED RETURNS:

ANN ROI	ROI	PROFIT
28%	24%	\$16,916

WHOLESALE "AS IS"

AS IS VALUE \$/SF:	\$47	\$55,000
AGENT / CLOSING FEES	9%	-\$4,950
NET TOTAL:		\$50,050
Capital Invested		\$39,091

PROJECTED RETURNS:

ANN ROI	ROI	PROFIT
47%	29%	\$11,295

RENTAL Setup 10.6 Mo Rent: 24 Mo

MARKET RENT	\$1,224
OPERATING EXP: mtg   maint   vac	25% \$306
TAXES & INSURANCE	\$211
LEVERAGED PAYMENTS	\$0
Cap Rate 8.9%	NET CASH FLOW \$707
Recoup Period 8.2 Yrs	Capital Invested \$69,495
GRM 6.5	ROI NET PROFIT
ANNUAL CASH-ON-CASH 12% \$8,488	

PROJECTED RETURNS:

ANN ROI	ROI	PROFIT
15%	49%	\$33,932

FORECLOSURE SALE Est. Foreclosure Time: 3 Mo

UPB: \$60,124	Capital Invested	\$33,587	
Est. Past Due: \$13,227	ANN ROI	ROI	PROFIT
MAX BID: \$73,351	>500%	118%	\$39,764
MIN BID: \$43,663	92%	30%	\$10,076

REPERFORM NOTE  FN  RP

Rate: 10%	Original Loan: \$62,750	
Payment: \$551	Est. Payoff: \$73,351	
RP PERIOD: 12 Mo	RP UPB: \$59,714	
RP PMT: \$6,614	EST. REINSTATED: \$13,227	
RP % of UPB: 75%	Capital Invested	\$32,436

EST. SELL PRICE: \$44,785 | ANN ROI: 77% | ROI: 92% | NET PROFIT: \$29,993

Date Submitted: 6/5/2018



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