



IDEAL Project Analyzer

1613 Johnson Ave Benton Harbor MI 49022 .xism

OCCUPANCY Vacant	INVS TYPE REO	Purchase Date 10/27/2016						
<table border="1"> <thead> <tr> <th colspan="2">% of Offer</th> </tr> </thead> <tbody> <tr> <td>ARV (after repair value)</td> <td>19% \$91,000</td> </tr> <tr> <td>AIV (as is value)</td> <td>48% \$35,000</td> </tr> </tbody> </table>		% of Offer		ARV (after repair value)	19% \$91,000	AIV (as is value)	48% \$35,000	
% of Offer								
ARV (after repair value)	19% \$91,000							
AIV (as is value)	48% \$35,000							
FINANCING <input type="checkbox"/>		OFFER PRICE: \$16,950						
FIXED ANNUAL COSTS								
ANNUAL TAXES	2017 Est. Tax	\$2,020						
ANNUAL INSURANCE	Calc Ins.	\$1,976						
PURCHASING COSTS								
BROKER FEE								
ACQUISITION		\$16,950						
APPRAISAL FEE								
BACK TAXES		\$2,100						
TITLE /ESCROW		\$250						
LIENS								
OTHER								
% of ARV: 21.2%		SUB TOTAL: \$19,300						
DIRECT COSTS <i>Check if Applies</i>								
RENOVATION EST.	Rehab Time: 10.0 wks Rehab \$/SF: \$32.79	\$29,903						
WINTERIZATION	<input checked="" type="checkbox"/>	\$500						
CASH FOR KEYS	<input checked="" type="checkbox"/>	\$0						
ATTORNEY FEES "Eviction"	<input checked="" type="checkbox"/>	\$0						
PRESERVE MISC	<input checked="" type="checkbox"/>	\$1,500						
OTHER		\$2,000						
% of ARV: 35.1%		SUB TOTAL: \$31,903						
HOLDING COSTS <i>Check if Applies</i>								
LOAN SERVICING	<input checked="" type="checkbox"/>	\$0						
TOTAL PROJECT TAXES	<input checked="" type="checkbox"/>	\$2,188						
TOTAL PROJECT INSURANCE	<input checked="" type="checkbox"/>	\$2,141						
UTILITIES: gas electric trash/water	<input checked="" type="checkbox"/>	\$1,500						
LEVERAGED PAYMENTS		\$0						
OTHER								
% of ARV: 6.4%		SUB TOTAL: \$5,829						
PROJECT COSTS:		\$57,032						
% of ARV:		62.7%						



FIX & FLIP	NET PROFIT	ANN ROI
Est. Time 12.0 Mo	\$24,236	41%

ADDRESS:	1613 Johnson Ave, Benton Harbor, MI, 49022 Copy																													
PARCEL #:	110308500052007																													
COUNTY:	Berrien	Year Built: 1800																												
TYPE:	SFR	MARKET RENTS																												
BED:	3	Single Family \$1,075																												
BATH:	1																													
SF:	912																													
LOT SIZE:	21,780	SQFT																												
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Market Comparables						
ADDRESS	BED	BATH	SF	\$/SF	VALUE	
4025 River Rd, SODUS, MI, 49126	2	2	1,116	\$88	\$98,000	
1650 Dewey Ave, Benton Harbor,	2	1	1,200	\$62	\$74,900	
2076 Hillandale Rd, Benton	3	1	1,233	\$87	\$106,850	
1814 W Ogden Cir, Benton	3	1	1,265	\$51	\$63,900	
252 Clardelle Ave, BENTON	2	1	1,296	\$66	\$84,900	
AVERAGE COMPS:			\$64,371	Avg: \$71	\$85,710	
----(based on \$/SF)----				Days on Market:	180 Days	

FIX AND FLIP <input checked="" type="checkbox"/>			
ARV VALUE \$/SF:	\$100	\$91,000	
AGENT / CLOSING COSTS	9%	-\$8,190	
NET TOTAL:		\$82,810	
Capital Invested		\$59,032	
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
41%	41%	\$24,236	

WHOLESALE "AS IS" <input type="checkbox"/>			
AS IS VALUE \$/SF:	\$38	\$35,000	
AGENT / CLOSING FEES	9%	-\$3,150	
NET TOTAL:		\$31,850	
Capital Invested		\$27,755	
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
61%	16%	\$4,553	

RENTAL Setup 12.0 Mo Rent: 24 Mo <input type="checkbox"/>			
MARKET RENT		\$1,075	
OPERATING EXP: mtg maint vac	25%	\$269	
TAXES & INSURANCE		\$333	
LEVERAGED PAYMENTS		\$0	
Cap Rate 6.2%	NET CASH FLOW		\$473
Recoup Period 10.2 Yrs	Capital Invested		\$58,032
GRM 7.1	ROI	NET PROFIT	
ANNUAL CASH-ON-CASH	10%	\$5,679	
PROJECTED RETURNS:			
ANN ROI	ROI	PROFIT	
17%	62%	\$36,136	

Date Submitted: 5/30/2018



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