



# IDEAL Project Analyzer

6270 S Washington Ave Lansing MI 48911.xlsm

OCCUPANCY <b>Occupied</b>	INVS TYPE 1st <b>Note</b>	Purchase Date 11/29/2016
Foreclosure Procedure: <b>Non-Judicial</b>		
Redemption Period: <b>30-365 Days</b> % of Offer		
ARV (after repair value)	16%	\$80,000
AIV (as is value)	32%	\$41,000
UPB (unpaid principle bal)	55%	\$23,863
<b>FINANCING</b> <input type="checkbox"/>		<b>OFFER PRICE:</b>
		<b>\$13,125</b>
<b>FIXED ANNUAL COSTS</b>		
ANNUAL TAXES	2017 <b>Est. Tax</b>	\$1,516
ANNUAL INSURANCE	<b>Calc Ins.</b>	\$1,400
<b>PURCHASING COSTS</b>		
BROKER FEE		
ACQUISITION		\$13,125
APPRAISAL FEE		
BACK TAXES		\$321
TITLE /ESCROW		
LIENS		
OTHER		\$1,000
% of ARV: <b>18.1%</b>		<b>SUB TOTAL: \$14,446</b>
<b>DIRECT COSTS</b> <i>Check if Applies</i>		
RENOVATION EST.	Rehab Time: 6.0 wks Rehab \$/SF: \$20.37	\$35,000
WINTERIZATION	<input type="checkbox"/>	
CASH FOR KEYS	<input type="checkbox"/>	
ATTORNEY FEES "Foreclosure & Eviction"	<input checked="" type="checkbox"/>	\$1,000
PRESERVE MISC	<input checked="" type="checkbox"/>	\$1,800
OTHER		
% of ARV: <b>47.3%</b>		<b>SUB TOTAL: \$37,800</b>
<b>HOLDING COSTS</b> <i>Check if Applies</i>		
LOAN SERVICING	<input checked="" type="checkbox"/>	\$455
TOTAL PROJECT TAXES	<input checked="" type="checkbox"/>	\$1,642
TOTAL PROJECT INSURANCE	<input checked="" type="checkbox"/>	\$1,517
UTILITIES: gas  electric  trash/water	<input checked="" type="checkbox"/>	\$500
LEVERAGED PAYMENTS		\$0
OTHER		
% of ARV: <b>5.1%</b>		<b>SUB TOTAL: \$4,114</b>
<b>PROJECT COSTS:</b>		<b>\$56,360</b>
% of ARV:		70.4%



<b>WHOLESALE</b>	<b>NET PROFIT</b>	<b>ROI</b>
Est. Time <b>11.5 Mo</b>	<b>\$17,054</b>	<b>83%</b>

ADDRESS:	6270 S Washington Avenue, Lansing, MI, 48911 <b>Copy</b>	
PARCEL #:	33010508227181	
COUNTY:	Ingham	Year Built: 1956
TYPE:	SFR	<b>MARKET RENTS</b>
BED:	4	Single Family \$850
BATH:	2	
SF:	1,718	
LOT SIZE:	9,583	<b>SQFT</b>
<b>E-VALUES</b>		
Zillow	\$98,379	<b>Google Maps</b>
iComps	\$95,427	
Homesnap	\$44,000	
Realtor	NA	
Trulia	\$99,900	
<b>Avg Value</b>	<b>\$84,427</b>	
<b>DEMOGRAPHICS</b>		
CRIME:	Average	
INCOME:	\$47,082	
SCHOOLS:	Below Avg	
POPULATION:	281,723	
UNEMPLOYMENT:	5.70%	
MARKET TEMP:	64.4%	Slightly Hot

<b>Market Comparables</b>						
ADDRESS	BED	BATH	SF	\$/SF	VALUE	
1322 Mark Twain Dr, LANSING,	3	2	1,887	\$50	\$93,900	
225 W Claremore Dr, LANSING,	3	1	1,920	\$52	\$99,900	
507 Sawyer Rd, LANSING, MI,	3	2	1,500	\$69	\$103,000	
6009 Hughes Rd, LANSING, MI,	4	1	1,100	\$73	\$80,000	
835 Brad St, LANSING, MI, 48911	3	2	1,040	\$62	\$64,000	
<b>AVERAGE COMPS:</b>			<b>\$104,704</b>	<b>Avg: \$61</b>	<b>\$88,160</b>	
----(based on \$/SF)----				<b>Days on Market: 62 Days</b>		

<b>FIX AND FLIP</b> <input type="checkbox"/>			
ARV VALUE \$/SF:	\$47	\$80,000	
AGENT / CLOSING COSTS	9%	-\$7,200	
<b>NET TOTAL:</b>		<b>\$72,800</b>	
<b>Capital Invested</b>		<b>\$56,360</b>	
<b>PROJECTED RETURNS:</b>	<b>ANN ROI</b>	<b>ROI</b>	<b>PROFIT</b>
	<b>27%</b>	<b>30%</b>	<b>\$16,808</b>

<b>WHOLESALE "AS IS"</b> <input checked="" type="checkbox"/>			
AS IS VALUE \$/SF:	\$24	\$41,000	
AGENT / CLOSING FEES	9%	-\$3,690	
<b>NET TOTAL:</b>		<b>\$37,310</b>	
<b>Capital Invested</b>		<b>\$20,624</b>	
<b>PROJECTED RETURNS:</b>	<b>ANN ROI</b>	<b>ROI</b>	<b>PROFIT</b>
	<b>87%</b>	<b>83%</b>	<b>\$17,054</b>

<b>RENTAL</b> Setup <b>13.0 Mo</b> Rent: <b>24 Mo</b> <input type="checkbox"/>			
MARKET RENT		\$850	
OPERATING EXP: mtg   maint   vac	25%	\$213	
TAXES & INSURANCE		\$243	
LEVERAGED PAYMENTS		\$0	
<b>Cap Rate</b> 5.9%	<b>NET CASH FLOW</b>		<b>\$395</b>
<b>Recoup Period</b> 11.9 Yrs	<b>Capital Invested</b>		<b>\$56,235</b>
<b>GRM</b> 7.8	<b>ROI</b>	<b>NET PROFIT</b>	
<b>ANNUAL CASH-ON-CASH</b>	<b>8%</b>	<b>\$4,734</b>	
<b>PROJECTED RETURNS:</b>	<b>ANN ROI</b>	<b>ROI</b>	<b>PROFIT</b>
	<b>13%</b>	<b>46%</b>	<b>\$26,033</b>

<b>FORECLOSURE SALE</b> Est. Foreclosure Time: <b>7 Mo</b> <input type="checkbox"/>			
UPB: \$23,863	<b>Capital Invested</b>		<b>\$17,053</b>
Est. Past Due: \$5,590	<b>ANN ROI</b>	<b>ROI</b>	<b>PROFIT</b>
<b>MAX BID:</b> \$29,453	<b>110%</b>	<b>73%</b>	<b>\$12,401</b>
<b>MIN BID:</b> \$22,168	<b>43%</b>	<b>30%</b>	<b>\$5,116</b>
<b>REPERFORM NOTE</b> <input type="checkbox"/> FN <input checked="" type="checkbox"/> RP <input type="checkbox"/>			
Rate: 10%	Original Loan: \$24,500		
Payment: \$215	Est. Payoff: \$29,453		
<b>RP PERIOD:</b> 12 Mo	<b>RP UPB:</b> \$23,703		
<b>RP PMT:</b> \$2,580	<b>EST. REINSTATED:</b> \$5,590		
<b>RP % of UPB:</b> 75%	<b>Capital Invested</b>		<b>\$15,679</b>
<b>EST. SELL PRICE</b>	<b>ANN ROI</b>	<b>ROI</b>	<b>NET PROFIT</b>
<b>\$17,777</b>	<b>44%</b>	<b>52%</b>	<b>\$8,088</b>

Date Submitted: 5/25/2018



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