



IDEAL Project Analyzer

741 Berry ST NE Cleveland TN 37311.xlsm

OCCUPANCY: Vacant		INVS TYPE: REO		Purchase Date: 12/19/2016	
ARV (after repair value) 17% \$77,900		AIV (as is value) 52% \$25,000		% of Offer	
FINANCING		OFFER PRICE: \$12,950			
FIXED ANNUAL COSTS					
ANNUAL TAXES 2017 Est. Tax \$600		ANNUAL INSURANCE Calc Ins. \$400			
PURCHASING COSTS					
BROKER FEE \$1,000		ACQUISITION \$12,950			
APRAISAL FEE		BACK TAXES \$318			
TITLE /ESCROW		LIENS			
OTHER \$550		SUB TOTAL: \$14,818			
% of ARV: 19.0%					
DIRECT COSTS					
RENOVATION EST.		Rehab Time: 13.0 wks		\$29,000	
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 type="checkbox"/>		OTHER		SUB TOTAL: \$29,500	
% of ARV: 37.9%					
HOLDING COSTS					
LOAN SERVICING <input checked="" type="checkbox"/> \$0		TOTAL PROJECT TAXES <input checked="" type="checkbox"/> \$300			
TOTAL PROJECT INSURANCE <input checked="" type="checkbox"/> \$200		UTILITIES: gas electric trash/water <input checked="" type="checkbox"/> \$625			
LEVERAGED PAYMENTS \$0		OTHER			
SUB TOTAL: \$1,125		PROJECT COSTS: \$45,443			
% of ARV: 58.3%					

FIX & FLIP		NET PROFIT		ROI	
Est. Time 5.8 Mo		\$25,654		56%	
ADDRESS: 741 Berry St NE, Cleveland, TN, 37311 Copy					
PARCEL #: 050PR00500000					
COUNTY: Bradley		Year Built: 1995		MARKET RENTS	
TYPE: SFR		Single Family		\$750	
BED: 2		BATH: 2		SF: 864	
LOT SIZE: 7,840 SQFT		E- VALUES			
Zillow \$77,500		iComps \$75,175		Homesnap \$74,000	
Realtor \$77,100		Trulia \$79,251		Avg Value \$76,605	
Google Maps		DEMOGRAPHICS			
CRIME: Average		INCOME: \$36,669			
SCHOOLS: Above Avg		POPULATION: 41,891			
UNEMPLOYMENT: 3.60%		MARKET TEMP: 63.0% Slightly Hot			
Market Comparables					
ADDRESS		BED BATH		SF \$/SF VALUE	
2267 Dalton Pike SE, Mcdonald,		2 1		816 \$82 \$67,000	
1900 Washington Ave SE,		2 1		1,022 \$58 \$59,250	
194 Neely Cir NE, Cleveland, TN,		3 2		1,172 \$118 \$138,500	
2803 Henderson Ave NW,		3 1		1,206 \$100 \$120,000	
885 S Ocoee St, CLEVELAND, TN,		2 1		1,216 \$51 \$62,000	
AVERAGE COMPS: \$70,631		Avg: \$82		\$89,350	
----(based on \$/SF)----					
Days on Market: 30 Days					

FIX AND FLIP			
ARV VALUE \$/SF: \$90		\$77,900	
AGENT / CLOSING COSTS 9%		-\$7,011	
NET TOTAL: \$70,889		Capital Invested \$45,443	
PROJECTED RETURNS:			
ANN ROI 152%		ROI 56%	
PROFIT \$25,654			
WHOLESALE "AS IS"			
AS IS VALUE \$/SF: \$29		\$25,000	
AGENT / CLOSING FEES 9%		-\$2,250	
NET TOTAL: \$22,750		Capital Invested \$15,818	
PROJECTED RETURNS:			
ANN ROI 223%		ROI 45%	
PROFIT \$7,140			
RENTAL			
Setup 5.8 Mo		Rent: 24 Mo	
MARKET RENT		\$750	
OPERATING EXP: mtg maint vac 25%		\$188	
TAXES & INSURANCE		\$83	
LEVERAGED PAYMENTS		\$0	
Cap Rate 7.4%		NET CASH FLOW \$479	
Recoup Period 7.9 Yrs		Capital Invested \$45,318	
GRM 8.7		ROI	
ANNUAL CASH-ON-CASH 13%		NET PROFIT	
PROJECTED RETURNS:		ANN ROI 27%	
ROI 82%		PROFIT \$37,071	

Date Submitted: 6/5/2018



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