

Property Summary		Values				EXPENSES	
Subject Property:	111 Main St					All-In Factor =	\$97,500 65%
County:	Lancaster	Price Per SF Avg.	\$ 161,984			Maximum Bid =	\$60,083
Auction Type:	Live Deed Sale	Our Value	\$ 150,000			Our Bid/Sale Price =	\$60,000 38%
Auction Date:	9/16/2015	3rd Party Average	\$ 253,964				
Opening Bid	\$22,600.00	Rating (1-10) =	7				
HOA		Schools	7.5				
		Crime	\$ 10			Rehab =	(\$18,900) 12%
APN#	123-45678-0-0200					Title Insurance =	(\$1,103) 0.70%
Prop. Address:	111 Main St					Broker Fees	(\$9,450) 6%
City/State/Zip	Lancaster, PA 12345					Home Owners Insur. =	(\$400)
						Electric	(\$180)
Taxes	\$4,345					Gas	(\$180)
Asses. Value:	\$193,600	<b>Comparables</b>				Title Clearance	(\$1,700)
Current Owner	Mr. Joe Smith	Address	Sqft	\$/Sqft	Value	Water	(\$120)
Total Sqft:	1,678	58 Briargate PI 199	1,598	\$116	\$184,900	Misc. Forecast. =	(\$3,938) 2.5%
Property Type:	Single Family Residence	440 Stonegate Ct 1	1,688	\$91	\$153,000	Taxes/HOA =	(\$1,447)
Year Built:	1953	39 Creekside Dr 20	1,608	\$77	\$123,350	Total Debits =	(\$37,417)
Garage	648 sq ft garage	16 Burr Oak Dr 199	1,624	\$103	\$167,400		
Beds/Bath:	3/3					<b>Total Expenses =</b>	<b>(\$97,417)</b>
Notes:	Finished basement 1,330 sqft						
Notes:	1.8 acres wooded					Sale Price (FMV):	\$150,000 100%
						Whole Sale Price =	\$92,583
Zillow	\$263,879					Target Listing Price =	\$157,500
Eppraisal	n/a						
Realtor	\$252,607						
Homesnap							
Trulia							
Homes	\$242,800						
Realtytraq	\$256,570					Expected Profit:	\$52,583 35%
Today's Date:	9/9/2015	Sub. Sq. Ft.	# of Comps	Avg \$/Sqft	Value	% gain on cash outlay	\$52,583 54%
Researched By:	Todd	1,678	4	\$97	\$161,984	target 20k min per deal	