

Estimated Profit Calculator

This document represents calculations that can assist the investor in calculating the net profit that can be generated by the renovation/sale of the property, the numbers used in these calculations are estimates only and can change due to factors including but not limited to: changing market values, delays spent on renovations, and/ or addition/deletion of work items conducted to the property. This tool is to provide an estimate and should be used accordingly. Please consult with your general contractor/project manager for accurate projections.

Property Address:

Total Acquisition Price	\$ 795,000.00	Loan Down Payment	15%
Est. Rehab Budget	\$ 225,000.00	Loan Origination Points	2%
Est. After Repair Value	\$ 1,300,000.00	Interest Rate	12%
Holding Period (Months)	7		

Loan Down Payment			
Purchase Price		\$	795,000.00
Est. Rehab Costs		\$	225,000.00
Total Costs for Financing		\$	1,020,000.00
Down Payment	15%	\$	153,000.00

Promissory Note Amount			
Loan Basis		\$	867,000.00
Loan Points	2%	\$	17,340.00
Loan Fees		\$	800.00
Promissory Note Amount		\$	885,140.00

Direct Costs				
Purchase Price		\$		795,000.00
Est. Rehab Costs		\$		225,000.00
Acquistion Closing Costs		\$		1,500.00
Interest Payments (Monthly)	\$	8,851.40	\$	61,959.80
Real Estate Taxes (Monthly)	\$	250.00	\$	1,750.00
Insurance (Monthly)	\$	100.00	\$	700.00
Utilities (Monthly)	\$	200.00	\$	1,400.00
Total Direct Costs		\$		1,105,449.80

Selling Costs				
R/E Commissions		5.5%	\$	71,500.00
Excise Tax		1.78%	\$	23,140.00
Other Closing Costs			\$	1,200.00
Total Selling Costs			\$	95,840.00

Estimated Net Profit				
Est. Selling Price		\$		1,300,000.00
Less: Total Direct Costs		\$		(1,105,449.80)
Less: Total Selling Costs		\$		(95,840.00)
<u>EST. NET PROFIT</u>		\$		98,710.20

<u>Cash on Cash Return</u>		<u>Cash Out of Pocket:</u>
45%		\$ 218,809.80

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