# PROFIT ANALYSIS FOR REHABBING

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Beds \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Baths \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Sq. Ft. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Exit Strategy: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Estimated Market Value: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Offer Price: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Holding Time: Days on Market in this Area are: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cost of Money $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ X \_\_\_\_\_\_\_\_ Months

Insurance $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ X \_\_\_\_\_\_\_\_ Months

HOA – Condo Dues $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ X \_\_\_\_\_\_\_\_ Months

Utilities $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ X \_\_\_\_\_\_\_\_ Months

 (Incl: Electric/Water/Phone/Sec. System/Lawn Maint).

Marketing Costs $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ X \_\_\_\_\_\_\_\_ Months

Realtor commission $\_\_\_\_\_\_\_\_\_\_\_ = \_\_\_\_ % of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Sales Price

Closing costs $\_\_\_\_\_\_\_\_\_\_\_ = \_\_\_\_ % of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Sales Price

Cost of Rehab $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ As calculated below

Total Holding Costs = $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (approximation)

Estimated Market Value $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

MINUS

Total Debt (Offer Price + Total Holding Costs) = $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Estimated Profit $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

What does the property need:

Termites $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landscaping $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Awnings $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Driveway $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sidewalk $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Walkway $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pressure Cleaning $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Roof (type) $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Soffet $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Facia $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Screening $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Plumbing $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Electric $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sprinklers $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pool $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pool Pump $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Jacuzzi $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pressure Cleaning $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Paint Exterior $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Paint Interior $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Seawall $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Dock $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Davits $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Decks $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Alarm System $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Permit(s) $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Debris removal $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Dumpsters $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tree removal $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Stump grinding $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Furnishings $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mirroring $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Paneling $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Knock Down $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Window treatments $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Locks $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Doorknobs $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Doorbell $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Peephole $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Fencing $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Doors exterior $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Doors interior $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Garage door $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sewer $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Septic $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Flooring $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Fireplace $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Chimney $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Exterior room(s) $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Kitchen $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bath 1 $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bath 2 $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Closets $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bedrooms $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Moldings $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Windows $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Fixtures $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Ceiling Fans $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Appliances $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Central A/C $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Window a/c units $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Water Heater $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Basement $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Attic $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Misc $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TOTAL REPAIRS NEEDED: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Does this property or area back: RRX Commercial Bldgs.

Main Road Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_