

Property Underwriting Analysis

REAL ESTATE INVESTMENT & DEVELOPMENT



Protected cells with auto-calculate formulas.

Please select answer from drop-down menu.

Enter the appropriate data in ALL yellow cells.

Parcel Number		Today's Date	
		April 20, 2016	
Co-Invest Partner Entity Name		Form Completed By {Your Name}	
		John Majalca	
Property Address	City	State	Zip
804 Virginia Blvd	San Antonio	TX	78203

Property Checklist & Details			
Property Seen	Yes	Deal Type	Hold
BPO Completed	No	Source	Wholesale
Title Researched	Yes	Structure	Single Family
Property Taxes Checked	Yes		
Occupied	No	# of Stories	1
Pool	No	Lot Size	.07 acres
Bedrooms	3	Sq Ft	900 sqft
Bathrooms	1.0	Year Built	1900

Financial Analysis

Acquisition Price	\$45,000
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Projected Number of Months Held	1.0
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Costs & Fees {Please enter "0" if that this the answer.}

Assignment or Non-Profit Fee		
Rehab & Repairs	\$25,000	
Recording Fee	\$100	
Back Taxes	\$0	
Legal & Eviction	\$0	
Cash for Keys (if applicable)	\$0	
Insurance	\$500	
Utilities	\$300	
Other: (if you anticipate any additional costs)	\$500	Closing cost
HOA Fees (monthly)	\$0	
1% Closing Cost	\$450	

Total Costs & Fees	\$26,850
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Total Investment	\$71,850
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Cost of Funds	7.0%	\$419
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Sales Costs

Listing Broker Commission	2.0%	\$1,980
Buyer's Broker Commission	3.0%	\$2,970
Closing Costs	1.0%	\$990

Total Sales Costs	\$5,940
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Projected Sale Price	\$99,000
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Net Profit	\$21,210
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Return on Investment	29.52%
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