

**ACTUALS - SUMMARY REPORT**

Report Date : 4/27/2021

<b>Property Information</b>	<b>Project Name :</b> My First Rehab <b>Address :</b> 123 Smith Street	<b>City :</b> Charlotte <b>State / ZIP :</b> North Carolina - 28209	<b>Property Type :</b> Single Family <b>Square Footage :</b> 3,500 ft²	<b>Beds / Baths :</b> 5 / 3 <b>ARV :</b> \$ 610,000
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**Summary Actuals Breakdown**

Category	Total	\$ / SF	% ARV	% Total
<b>1 Acquisition Costs</b>	<b>\$ 389,000</b>			
1 Purchase Price	\$ 385,000	\$ 110.00	63.11%	75.6%
2 Purchase Cost / Broker Fee	\$ 2,500	\$ 0.71	0.41%	0.5%
3 Title Search / Insurance	\$ 250	\$ 0.07	0.04%	0.0%
4 Appraisal Fee	\$ 500	\$ 0.14	0.08%	0.1%
5 Inspection Costs	\$ 500	\$ 0.14	0.08%	0.1%
6 Other Fixed Cost	\$ 250	\$ 0.07	0.04%	0.0%
<b>2 Holding Costs</b>	<b>\$ 5,672</b>			
1 Property Taxes	\$ 3,960	\$ 1.13	0.65%	0.8%
2 Electric	\$ 55	\$ 0.02	0.01%	0.0%
3 Gas	\$ 20	\$ 0.01	0.00%	0.0%
4 Water	\$ 40	\$ 0.01	0.01%	0.0%
5 Sewer	-	-	-	-
6 Garbage	-	-	-	-
7 HOA	-	-	-	-
8 Insurance	\$ 1,597	\$ 0.46	0.26%	0.3%
9 Other	-	-	-	-
<b>3 Financing Costs</b>	<b>\$ 7,178</b>			
1 Interest Expense	\$ 1,178	\$ 0.34	0.19%	0.2%
2 Loan Fee	\$ 6,000	\$ 1.71	0.98%	1.2%
3 Other Cost	-	-	-	-
<b>5 Exceptional Costs</b>	<b>\$ 4,275</b>			
1 Expense #1	\$ 2,250	\$ 0.64	0.37%	0.4%
2 Expense #2	\$ 2,025	\$ 0.58	0.33%	0.4%
3 Expense #3	-	-	-	-
4 Expense #4	-	-	-	-
<b>6 Selling Costs</b>	<b>\$ 20,450</b>			
1 Selling Cost / Brokerage Fee	\$ 15,000	\$ 4.29	2.46%	2.9%
2 Commission	-	-	-	-
3 Title Insurance	-	-	-	-
4 Appraisal	-	-	-	-
5 Home Warranty	\$ 5,450	\$ 1.56	0.89%	1.1%
6 Other Selling Cost	-	-	-	-

Category	Total	\$ / SF	% ARV	% Total
<b>4 Rehab Costs</b>	<b>\$ 82,934</b>			
1 Roof	\$ 12,000	\$ 3.43	1.97%	2.4%
2 Gutters / Soffit	\$ 3,962	\$ 1.13	0.65%	0.8%
3 Siding	\$ 5,240	\$ 1.50	0.86%	1.0%
4 Exterior Painting	\$ 3,085	\$ 0.88	0.51%	0.6%
5 Decks / Porches	\$ 3,115	\$ 0.89	0.51%	0.6%
6 Concrete	\$ 3,402	\$ 0.97	0.56%	0.7%
7 Garage	\$ 4,242	\$ 1.21	0.70%	0.8%
8 Landscaping	\$ 2,940	\$ 0.84	0.48%	0.6%
9 Sceptic System	\$ 2,000	\$ 0.57	0.33%	0.4%
10 Foundation	\$ 5,750	\$ 1.64	0.94%	1.1%
11 Demolition	\$ 2,295	\$ 0.66	0.38%	0.5%
12 Plumbing	\$ 7,821	\$ 2.23	1.28%	1.5%
13 Electrical	\$ 4,305	\$ 1.23	0.71%	0.8%
14 Hvac	\$ 5,370	\$ 1.53	0.88%	1.1%
15 Framing	\$ 5,980	\$ 1.71	0.98%	1.2%
16 Insulation	\$ 5,000	\$ 1.43	0.82%	1.0%
17 Sheetrock	\$ 882	\$ 0.25	0.14%	0.2%
18 Carpentry	\$ 1,450	\$ 0.41	0.24%	0.3%
19 Interior Painting	\$ 1,380	\$ 0.39	0.23%	0.3%
20 Cabinets / Countertops	\$ 950	\$ 0.27	0.16%	0.2%
21 Flooring	\$ 905	\$ 0.26	0.15%	0.2%
22 Permits	\$ 860	\$ 0.25	0.14%	0.2%
23 Mold & Termites	-	-	-	-
24 Miscellaneous	-	-	-	-

Category	Total	\$ / SF	% ARV	% Total
1 Acquisition Costs	\$ 389,000	\$ 111.14	63.77%	76.3%
2 Holding Costs	\$ 5,672	\$ 1.62	0.93%	1.1%
3 Financing Costs	\$ 7,178	\$ 2.05	1.18%	1.4%
4 Rehab Costs	\$ 82,934	\$ 23.70	13.60%	16.3%
5 Exceptional Costs	\$ 4,275	\$ 1.22	0.70%	0.8%
6 Selling Costs	\$ 20,450	\$ 5.84	3.35%	4.0%
7 Uncategorized Costs	-	-	-	-
<b>Total Actuals</b>	<b>\$ 509,509</b>	<b>\$ 145.57</b>	<b>83.5%</b>	<b>100.0%</b>

Top 10 Expenses	Amount	% Total
Selling Expense 1	\$ 15,000	2.9%
Rehab Expense 1	\$ 12,000	2.4%
Rehab Expense 20	\$ 6,666	1.3%
Closing Fee - Financing	\$ 6,000	1.2%
Selling Expense 2	\$ 5,450	1.1%
Rehab Expense 47	\$ 5,000	1.0%
Rehab Expense 46	\$ 3,920	0.8%
Rehab Expense 10	\$ 3,450	0.7%
Holding Expense	\$ 3,310	0.6%
Rehab Expense 2	\$ 3,125	0.6%

Top 10 Sub-Categories	Amount	% Total
Selling Cost / Brokerage Fee	\$ 15,000	-
Roof	\$ 12,000	-
Plumbing	\$ 7,821	-
Loan Fee	\$ 6,000	-
Framing	\$ 5,980	-
Foundation	\$ 5,750	-
Home Warranty	\$ 5,450	-
Hvac	\$ 5,370	-
Siding	\$ 5,240	-
Insulation	\$ 5,000	-

Top 10 Vendors	Amount	% Total
Other	\$ 429,510	84.3%
Target	\$ 21,285	4.2%
Home Depot	\$ 14,999	2.9%
Roof Contractor Name	\$ 12,000	2.4%
Walmart	\$ 10,132	2.0%
Bed Bath & Beyond	\$ 9,450	1.9%
Chase Bank	\$ 7,178	1.4%
Gutters Contractor Name	\$ 3,125	0.6%
Macy's	\$ 950	0.2%
Lowe's	\$ 880	0.2%