

**COSTS REPORT**

Report Date : 4/27/2021

<b>Property Information</b>	<b>Project Name :</b> My First Rehab	<b>City :</b> Charlotte	<b>Property Type :</b> Single Family	<b>Beds / Baths :</b> 5 / 3
	<b>Address :</b> 123 Smith Street	<b>State / ZIP :</b> North Carolina - 28209	<b>Square Footage :</b> 3,500 ft <sup>2</sup>	<b>Built / Renovated :</b> 1960 / 1995

**Costs Breakdown**

<b>AFTER-REPAIR VALUE</b>	<b>PURCHASE PRICE</b>	<b>ACQUISITION COSTS</b>	<b>FINANCING COSTS</b>
\$ / SF \$ 174	\$ / SF \$ 111	\$ / SF \$ 2	\$ / SF \$ 4
<b>\$ 610,000</b>	<b>\$ 390,000</b>	<b>\$ 6,050</b>	<b>\$ 15,211</b>
% ARV 100.0%	% ARV 63.9%	% ARV 1.0%	% ARV 2.5%
<b>HOLDING COSTS</b>	<b>REPAIR COSTS</b>	<b>SELLING COSTS</b>	<b>PROJECT PROFIT</b>
\$ / SF \$ 1	\$ / SF \$ 35	\$ / SF \$ 6	\$ / SF \$ 15
<b>\$ 3,880</b>	<b>\$ 121,080</b>	<b>\$ 19,550</b>	<b>\$ 54,229</b>
% ARV 0.6%	% ARV 19.8%	% ARV 3.2%	% ARV 8.9%

**1 Acquisition Costs**

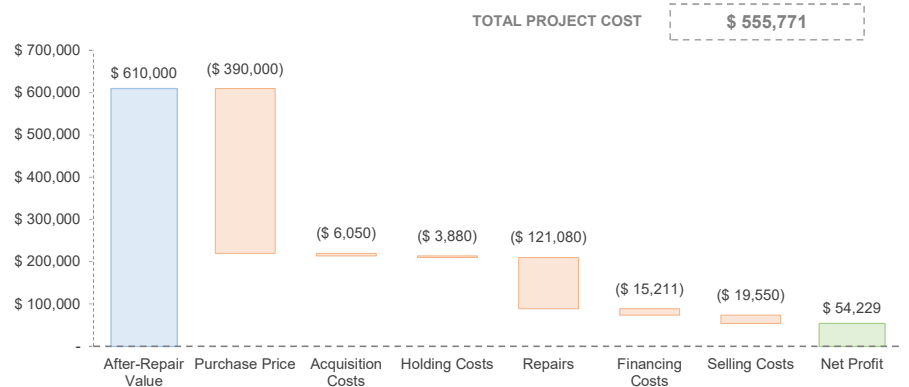
	\$ Amount	% ARV
Purchase Cost / Broker Fee	\$ 2,500	0.4%
Title Search / Insurance	\$ 500	0.1%
Appraisal Fee	\$ 350	0.1%
Inspection Costs	\$ 500	0.1%
Other Variable Cost	\$ 1,950	0.3%
Other Fixed Cost	\$ 250	0.0%
<b>Total Acquisition Cost :</b>	<b>\$ 6,050</b>	<b>1.0%</b>

**2 Financing Costs**

First Loan		Second Loan		Total Financing	
Interests Paid	\$ 6,176	Interests Paid	\$ 1,444	Interests Paid	\$ 7,621
Lender Points	\$ 6,240	Lender Points	\$ 800	Lender Points	\$ 7,040
Additional Costs	\$ 50	Additional Costs	\$ 500	Additional Costs	\$ 550
<b>Total Costs :</b>	<b>\$ 12,466</b>	<b>Total Costs :</b>	<b>\$ 2,744</b>	<b>Total Costs :</b>	<b>\$ 15,211</b>

**3 Holding Costs**

Holding Period : 4 Months			
	Monthly (\$)	Total (\$)	% ARV
Property Taxes	\$ 650	\$ 2,600	0.4%
Electric	\$ 50	\$ 200	0.0%
Gas	\$ 40	\$ 160	0.0%
Water	\$ 40	\$ 160	0.0%
Sewer	\$ 20	\$ 80	0.0%
Garbage	\$ 20	\$ 80	0.0%
HOA	-	-	-
Insurance	\$ 150	\$ 600	0.1%
Other	-	-	-
<b>Total Holding Cost :</b>	<b>\$ 970</b>	<b>\$ 3,880</b>	<b>0.6%</b>



**4 Repairs Costs**

	\$ Amount		\$ Amount		\$ Amount
1 Roof	\$ 13,000	9 Septic System	\$ 2,000	17 Sheetrock	\$ 1,800
2 Gutters / Soffit	\$ 1,375	10 Foundation	\$ 5,850	18 Carpentry	\$ 2,340
3 Siding	\$ 4,105	11 Demolition	\$ 2,295	19 Interior Painting	\$ 750
4 Exterior Painting	\$ 2,375	12 Plumbing	\$ 6,905	20 Cabinets / Countertops	\$ 900
5 Decks / Porches	\$ 3,250	13 Electrical	\$ 7,750	21 Flooring	\$ 6,700
6 Concrete	\$ 600	14 Hvac	\$ 10,460	22 Permits	-
7 Garage	\$ 3,500	15 Framing	\$ 25,000	23 Mold & Termites	-
8 Landscaping	\$ 2,532	16 Insulation	\$ 12,750	24 Miscellaneous	-
Contractor O&P	\$ 2,422	Contingency	\$ 2,422		

**5 Selling Costs**

	\$ Amount	% ARV
Selling Cost / Brokerage Fee	\$ 3,000	0.5%
Commission	\$ 15,000	2.5%
Title Insurance	\$ 750	0.1%
Appraisal	\$ 500	0.1%
Home Warranty	\$ 250	0.0%
Other Selling Cost	\$ 50	0.0%
<b>Total Selling Cost :</b>	<b>\$ 19,550</b>	<b>3.2%</b>