

SUMMARY REPORT

Single Family Property
123 Smith Street Charlotte
North Carolina - 28209

MLS Number : 123-456
Surface Area: 3500 ft²
5 Bedroom(s) / 3 Bathroom(s)
Built : 1960 / Renovated : 1995

My First Rehab
Report Date :
27-Apr-21

Report Time :
8:24 PM

Property Photo



KEY FINANCIAL METRICS

AFTER-REPAIR VALUE	PURCHASE PRICE	REPAIRS	FIXED COSTS
\$610,000	\$390,000	\$121,080	\$44,691
PROJECT PROFIT	RETURN ON INVESTMENT	ANNUALIZED ROI	IRR
\$54,229	30.9%	92.6%	126.6%
70% RULE	CASH NEEDED	DEBT FINANCING	PARTNER EQUITY
83.8%	\$125,737	\$360,484	\$50,000

ACQUISITION INFORMATION

	Amount	% ARV	\$ / SF
Purchase Price :	\$ 390,000	64%	\$ 111
Acquisition Costs :	\$ 6,050	1%	\$ 2
Holding Costs :	\$ 3,880	1%	\$ 1
Repairs :	\$ 121,080	20%	\$ 35
Financing Costs :	\$ 15,211	2%	\$ 4
Selling Costs :	\$ 19,550	3%	\$ 6
Total Costs :	\$ 555,771	91%	\$ 159

After-Repair Value :	\$ 610,000	100%	\$ 174
Project Profit :	\$ 54,229	9%	\$ 15

MAX OFFERING PRICE

	Target Return	Max Price
Rehab Profit :	20.0%	\$ 322,266
Project ROI :	25.0%	\$ 396,613
Annualized ROI :	100.0%	\$ 383,133
IRR :	25.0%	\$ 426,260
70% Rule :	70.0%	\$ 305,920

Average : **\$ 366,838**

FINANCING INFORMATION

Upfront Capital Requirement :	\$ 536,221
(-) Debt Financing	(\$ 360,484)
(-) Equity Financing	(\$ 50,000)
Cash Needed :	\$ 125,737

First Loan Information

Loan Amount :	\$ 318,240	Maturity :	15 Year(s)
Interest Rate :	4.000%	Payment Method :	Cash
Lender Points :	2.000%	Financing Cost :	\$ 12,466

Second Loan Information

Loan Amount :	\$ 42,244	Maturity :	2 Year(s)
Interest Rate :	8.000%	Payment Method :	Rolled
Lender Points :	2.000%	Financing Cost :	\$ 2,744

Loans to Purchase Price :	92.4%
Loans to After-Repair Value :	59.1%

EQUITY SUMMARY

	Investment		Profit Share		Profitability			
	\$ Amount	%	\$ Amount	%	Monthly Return	ROI	Annualized ROI	IRR
Rehabber	\$ 125,737	71.5%	\$ 43,383	80.0%	\$ 10,846	34.5%	103.5%	146.4%
Investor 1	\$ 30,000	17.1%	\$ 5,423	10.0%	\$ 1,356	18.1%	54.2%	65.8%
Investor 2	\$ 20,000	11.4%	\$ 5,423	10.0%	\$ 1,356	27.1%	81.3%	107.5%
Total Investment	\$ 175,737	100.0%	\$ 54,229	100.0%	\$ 13,557	30.9%	92.6%	126.6%

SCENARIO ANALYSIS

Purchase Price vs. After-Repair Value

Project Profit	← After-Repair Value →						
Purchase Price ↓	\$ 580,000	\$ 590,000	\$ 600,000	\$ 610,000	\$ 620,000	\$ 630,000	\$ 640,000
\$ 376,500	\$ 38,226	\$ 48,226	\$ 58,226	\$ 68,226	\$ 78,226	\$ 88,226	\$ 98,226
\$ 381,000	\$ 33,561	\$ 43,561	\$ 53,561	\$ 63,561	\$ 73,561	\$ 83,561	\$ 93,561
\$ 385,500	\$ 28,895	\$ 38,895	\$ 48,895	\$ 58,895	\$ 68,895	\$ 78,895	\$ 88,895
\$ 390,000	\$ 24,229	\$ 34,229	\$ 44,229	\$ 54,229	\$ 64,229	\$ 74,229	\$ 84,229
\$ 394,500	\$ 19,563	\$ 29,563	\$ 39,563	\$ 49,563	\$ 59,563	\$ 69,563	\$ 79,563
\$ 399,000	\$ 14,898	\$ 24,898	\$ 34,898	\$ 44,898	\$ 54,898	\$ 64,898	\$ 74,898
\$ 403,500	\$ 10,232	\$ 20,232	\$ 30,232	\$ 40,232	\$ 50,232	\$ 60,232	\$ 70,232

ROI	← After-Repair Value →						
Purchase Price ↓	\$ 580,000	\$ 590,000	\$ 600,000	\$ 610,000	\$ 620,000	\$ 630,000	\$ 640,000
\$ 376,500	22.1%	27.9%	33.7%	39.5%	45.3%	51.1%	56.9%
\$ 381,000	19.3%	25.1%	30.8%	36.6%	42.3%	48.1%	53.8%
\$ 385,500	16.5%	22.3%	28.0%	33.7%	39.4%	45.1%	50.9%
\$ 390,000	13.8%	19.5%	25.2%	30.9%	36.5%	42.2%	47.9%
\$ 394,500	11.1%	16.7%	22.4%	28.0%	33.7%	39.4%	45.0%
\$ 399,000	8.4%	14.0%	19.6%	25.3%	30.9%	36.5%	42.1%
\$ 403,500	5.7%	11.3%	16.9%	22.5%	28.1%	33.7%	39.3%

Annualized ROI	← After-Repair Value →						
Purchase Price ↓	\$ 580,000	\$ 590,000	\$ 600,000	\$ 610,000	\$ 620,000	\$ 630,000	\$ 640,000
\$ 376,500	66.4%	83.7%	101.1%	118.5%	135.8%	153.2%	170.6%
\$ 381,000	57.9%	75.2%	92.5%	109.7%	127.0%	144.3%	161.5%
\$ 385,500	49.6%	66.8%	83.9%	101.1%	118.3%	135.4%	152.6%
\$ 390,000	41.4%	58.4%	75.5%	92.6%	109.6%	126.7%	143.8%
\$ 394,500	33.2%	50.2%	67.2%	84.1%	101.1%	118.1%	135.1%
\$ 399,000	25.1%	42.0%	58.9%	75.8%	92.7%	109.5%	126.4%
\$ 403,500	17.2%	34.0%	50.7%	67.5%	84.3%	101.1%	117.9%

IRR	← After-Repair Value →						
Purchase Price ↓	\$ 580,000	\$ 590,000	\$ 600,000	\$ 610,000	\$ 620,000	\$ 630,000	\$ 640,000
\$ 376,500	83.7%	111.5%	141.9%	175.2%	211.5%	250.8%	293.3%
\$ 381,000	71.1%	97.5%	126.4%	158.1%	192.6%	230.1%	270.7%
\$ 385,500	59.3%	84.3%	111.8%	141.9%	174.8%	210.6%	249.4%
\$ 390,000	48.1%	71.8%	97.9%	126.6%	157.9%	192.0%	229.0%
\$ 394,500	37.6%	60.1%	84.9%	112.1%	141.9%	174.4%	209.7%
\$ 399,000	27.7%	49.0%	72.5%	98.4%	126.8%	157.7%	191.4%
\$ 403,500	18.5%	38.6%	60.9%	85.4%	112.4%	141.9%	174.0%

Holding Period & Repair Estimate

Project Profit	← Repair Estimate →						
Holding Period ↓	\$ 106,250	\$ 112,500	\$ 118,750	\$ 125,000	\$ 131,250	\$ 137,500	\$ 143,750
1 Months	\$ 57,139	\$ 57,139	\$ 57,139	\$ 57,139	\$ 57,139	\$ 57,139	\$ 57,139
2 Months	\$ 56,169	\$ 56,169	\$ 56,169	\$ 56,169	\$ 56,169	\$ 56,169	\$ 56,169
3 Months	\$ 55,199	\$ 55,199	\$ 55,199	\$ 55,199	\$ 55,199	\$ 55,199	\$ 55,199
4 Months	\$ 54,229	\$ 54,229	\$ 54,229	\$ 54,229	\$ 54,229	\$ 54,229	\$ 54,229
5 Months	\$ 53,259	\$ 53,259	\$ 53,259	\$ 53,259	\$ 53,259	\$ 53,259	\$ 53,259
6 Months	\$ 52,289	\$ 52,289	\$ 52,289	\$ 52,289	\$ 52,289	\$ 52,289	\$ 52,289
7 Months	\$ 51,319	\$ 51,319	\$ 51,319	\$ 51,319	\$ 51,319	\$ 51,319	\$ 51,319

ROI	← Repair Estimate →						
Holding Period ↓	\$ 106,250	\$ 112,500	\$ 118,750	\$ 125,000	\$ 131,250	\$ 137,500	\$ 143,750
1 Months	33.1%	33.1%	33.1%	33.1%	33.1%	33.1%	33.1%
2 Months	32.3%	32.3%	32.3%	32.3%	32.3%	32.3%	32.3%
3 Months	31.6%	31.6%	31.6%	31.6%	31.6%	31.6%	31.6%
4 Months	30.9%	30.9%	30.9%	30.9%	30.9%	30.9%	30.9%
5 Months	30.1%	30.1%	30.1%	30.1%	30.1%	30.1%	30.1%
6 Months	29.4%	29.4%	29.4%	29.4%	29.4%	29.4%	29.4%
7 Months	28.7%	28.7%	28.7%	28.7%	28.7%	28.7%	28.7%

Annualized ROI	← Repair Estimate →						
Holding Period ↓	\$ 106,250	\$ 112,500	\$ 118,750	\$ 125,000	\$ 131,250	\$ 137,500	\$ 143,750
1 Months	396.7%	396.7%	396.7%	396.7%	396.7%	396.7%	396.7%
2 Months	193.9%	193.9%	193.9%	193.9%	193.9%	193.9%	193.9%
3 Months	126.3%	126.3%	126.3%	126.3%	126.3%	126.3%	126.3%
4 Months	92.6%	92.6%	92.6%	92.6%	92.6%	92.6%	92.6%
5 Months	72.3%	72.3%	72.3%	72.3%	72.3%	72.3%	72.3%
6 Months	58.9%	58.9%	58.9%	58.9%	58.9%	58.9%	58.9%
7 Months	49.2%	49.2%	49.2%	49.2%	49.2%	49.2%	49.2%

IRR	← Repair Estimate →						
Holding Period ↓	\$ 106,250	\$ 112,500	\$ 118,750	\$ 125,000	\$ 131,250	\$ 137,500	\$ 143,750
1 Months	2788.1%	2788.1%	2788.1%	2788.1%	2788.1%	2788.1%	2788.1%
2 Months	465.5%	465.5%	465.5%	465.5%	465.5%	465.5%	465.5%
3 Months	204.4%	204.4%	204.4%	204.4%	204.4%	204.4%	204.4%
4 Months	126.6%	126.6%	126.6%	126.6%	126.6%	126.6%	126.6%
5 Months	89.0%	89.0%	89.0%	89.0%	89.0%	89.0%	89.0%
6 Months	68.2%	68.2%	68.2%	68.2%	68.2%	68.2%	68.2%
7 Months	54.5%	54.5%	54.5%	54.5%	54.5%	54.5%	54.5%