

1012-04-01a

# Quick-Turn Investment Summary 2205 Tumble Weed Rd

File Number 1012-0404

| Property Summary                                                                                                                                                                                                                         |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------|------------|--|--------|
| Property Value                                                                                                                                                                                                                           | 1                 | Property Beds    | 3                                  | This is a 1940's era single family house, situated on the fairway. It needs a complete update, but is otherwise in good condition. |                                     |            |            |  |        |
| Property Size (sq Ft)                                                                                                                                                                                                                    | 2000              | Property Baths   | 2                                  |                                                                                                                                    |                                     |            |            |  |        |
| Project Duration in days                                                                                                                                                                                                                 | 120               | Property Parking | 2                                  |                                                                                                                                    |                                     |            |            |  |        |
| Quick-Turn Executive Summary                                                                                                                                                                                                             |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Description                                                                                                                                                                                                                              | Item              |                  | APR                                |                                                                                                                                    | Monthly Subtotal                    |            | APR        |  |        |
| After Repair Value (ARV)                                                                                                                                                                                                                 |                   |                  |                                    |                                                                                                                                    | \$ 240,000                          |            | 100.00%    |  |        |
| Created Equity to Value (ERV)                                                                                                                                                                                                            | \$                | 78,000           | 20.00%                             |                                                                                                                                    | \$ (78,000)                         |            | -20.00%    |  |        |
| Investment to Value (INV)                                                                                                                                                                                                                |                   |                  |                                    |                                                                                                                                    | \$ 162,000                          |            | 60.00%     |  |        |
| Hard Costs on Entry                                                                                                                                                                                                                      | \$                | 88,248           | 22.11%                             |                                                                                                                                    |                                     |            |            |  |        |
| Soft Costs on Exit                                                                                                                                                                                                                       | \$                | 49,500           | 12.49%                             |                                                                                                                                    |                                     |            |            |  |        |
| Total Costs                                                                                                                                                                                                                              | \$                | 137,748          | 34.60%                             |                                                                                                                                    | \$ (137,748)                        |            | -34.60%    |  |        |
| Maximum Allowable Offer (MAO)                                                                                                                                                                                                            |                   |                  |                                    |                                                                                                                                    | \$ 174,252                          |            | 45.19%     |  |        |
| Carrying Cost Calculations                                                                                                                                                                                                               |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Annual Property Taxes                                                                                                                                                                                                                    | \$                | 2,400            |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Annual Property Insurance                                                                                                                                                                                                                | \$                | 800              |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Projected Taxes and Insurance                                                                                                                                                                                                            | \$                | 1,000            |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Monthly HOA Fees                                                                                                                                                                                                                         | \$                | 75               |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Monthly Utility Costs                                                                                                                                                                                                                    | \$                | 500              |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Monthly Debt Service                                                                                                                                                                                                                     | \$                | 3,500            | 14.00%                             |                                                                                                                                    | Annualized Rate                     |            |            |  |        |
| Projected Carrying Costs                                                                                                                                                                                                                 | \$                | 14,875           |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Private Financing Calculations                                                                                                                                                                                                           |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Acquisition plus Hard Costs                                                                                                                                                                                                              |                   |                  | Total cash needed                  |                                                                                                                                    |                                     |            | \$ 243,000 |  | APR    |
| Finance Charge (projected)                                                                                                                                                                                                               | Carrying days 120 |                  | 4.00%                              |                                                                                                                                    | Hard Money Rolled-In Points         |            | \$ 10,500  |  | 47.32% |
| Total Millions due at completion                                                                                                                                                                                                         | sale or refinance |                  |                                    |                                                                                                                                    |                                     |            | \$ 273,000 |  |        |
| Quick-Turn Detail                                                                                                                                                                                                                        |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Hard Costs on Entry                                                                                                                                                                                                                      | Item              |                  |                                    |                                                                                                                                    | Monthly Subtotal                    |            | APR        |  |        |
| Investment to Value (INV)                                                                                                                                                                                                                |                   |                  |                                    |                                                                                                                                    | \$ 162,000                          |            | 60.00%     |  |        |
| Closing Cost to Buy                                                                                                                                                                                                                      | 3.00%             | \$               | 5,280                              |                                                                                                                                    |                                     | \$         | 504,712    |  |        |
| Reinstatement Cost                                                                                                                                                                                                                       |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Delinquent Tax Liens                                                                                                                                                                                                                     |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Short Sale Junior Liens                                                                                                                                                                                                                  |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Tax, Insurance, Attorney                                                                                                                                                                                                                 |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Repairs                                                                                                                                                                                                                                  | \$                | 50,000           | \$24.00 per sq ft                  |                                                                                                                                    | \$ 254,712                          |            |            |  |        |
| Project Manager Fee                                                                                                                                                                                                                      | \$                | 4,000            |                                    |                                                                                                                                    | \$ 252,712                          |            |            |  |        |
| Assignment Fee                                                                                                                                                                                                                           | 3.00%             | \$               | 11,700                             |                                                                                                                                    |                                     | \$ 243,012 |            |  |        |
| Carrying Costs                                                                                                                                                                                                                           | \$                | 14,875           |                                    |                                                                                                                                    | \$ 228,137                          |            |            |  |        |
| Staging and Marketing                                                                                                                                                                                                                    | \$                | 750              |                                    |                                                                                                                                    | \$ 229,887                          |            |            |  |        |
| Total Hard Costs on Entry                                                                                                                                                                                                                | \$                | 88,248           |                                    |                                                                                                                                    |                                     |            | 22.11%     |  |        |
| Soft Costs on Exit                                                                                                                                                                                                                       |                   |                  |                                    |                                                                                                                                    | Monthly Subtotal                    |            | APR        |  |        |
| Closing Cost To Sell                                                                                                                                                                                                                     | 1.00%             | \$               | 3,900                              |                                                                                                                                    |                                     | \$         | 228,782    |  |        |
| Closing Cost To Refinance                                                                                                                                                                                                                |                   |                  |                                    |                                                                                                                                    | \$ 221,882                          |            |            |  |        |
| Buyer Incentives                                                                                                                                                                                                                         | 3.00%             | \$               | 11,700                             |                                                                                                                                    |                                     | \$ 210,182 |            |  |        |
| Co-op Commission                                                                                                                                                                                                                         | 6.00%             | \$               | 23,400                             |                                                                                                                                    |                                     | \$ 186,782 |            |  |        |
| Private Financing Points                                                                                                                                                                                                                 |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Hard Money Rolled-In Points                                                                                                                                                                                                              | \$                | 10,500           |                                    |                                                                                                                                    | \$ 174,282                          |            |            |  |        |
| Total Soft Costs on Exit                                                                                                                                                                                                                 | \$                | 49,500           |                                    |                                                                                                                                    |                                     |            | 12.49%     |  |        |
| Total Costs                                                                                                                                                                                                                              | \$                | 137,748          |                                    |                                                                                                                                    |                                     |            | 34.60%     |  |        |
| Financing Requirements                                                                                                                                                                                                                   |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Maximum Allowable Offer (MAO)                                                                                                                                                                                                            |                   |                  | purchase price                     |                                                                                                                                    | \$ 174,252                          |            | 45.19%     |  |        |
| Total Hard Costs on Entry                                                                                                                                                                                                                |                   |                  | hard costs on entry                |                                                                                                                                    | \$ 88,248                           |            | 22.11%     |  |        |
| Acquisition plus Hard Costs                                                                                                                                                                                                              |                   |                  | total hard cost financing required |                                                                                                                                    | \$ 243,000                          |            | 47.32%     |  |        |
| Total Soft Costs on Exit                                                                                                                                                                                                                 |                   |                  | soft costs on exit                 |                                                                                                                                    | \$ 49,500                           |            | 12.49%     |  |        |
| Total Investment to Value                                                                                                                                                                                                                |                   |                  | total investment to value          |                                                                                                                                    | \$ 162,000                          |            | 60.00%     |  |        |
| Created Equity                                                                                                                                                                                                                           |                   |                  | Profit Margin                      |                                                                                                                                    | \$ 78,000                           |            | 20.00%     |  |        |
| After Repair Value                                                                                                                                                                                                                       |                   |                  | after repair value (ARV)           |                                                                                                                                    | \$ 240,000                          |            | 100.00%    |  |        |
| Formal Fees                                                                                                                                                                                                                              |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Independent Professional                                                                                                                                                                                                                 | Company           |                  | Fees                               |                                                                                                                                    |                                     |            |            |  |        |
| Real Estate Broker                                                                                                                                                                                                                       |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| General Contractor                                                                                                                                                                                                                       |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Attorney                                                                                                                                                                                                                                 |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Accountant                                                                                                                                                                                                                               |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Design and Staging                                                                                                                                                                                                                       |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Initial Mortgage Broker                                                                                                                                                                                                                  |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| Project Summary and Qualifications                                                                                                                                                                                                       |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |
| This is a moderate fix-and-sell project. We are seeking a private financier to provide funding as shown in the Private Financing Calculations section. Our General Contractor has several years of experience with this kind of project. |                   |                  |                                    |                                                                                                                                    | Jeffrey D. Smith<br>General Manager |            |            |  |        |
| The total hard cash required is well within private financing guidelines.                                                                                                                                                                |                   |                  |                                    |                                                                                                                                    |                                     |            |            |  |        |

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**Jeff A. Schnepfer**

A red circular graphic with a gradient, appearing as a partial circle or a thick arc, located to the right of the author's name.

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**Reproducible Copies of Federal Tax Forms and Instructions** United States. Internal Revenue Service, 2014

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[How to Pay Zero Taxes 2015: Your Guide to Every Tax Break the IRS Allows](#) Jeff A. Schnepfer, 2014-11-28 The revised updated edition of the popular guide that helps you save thousands at tax time How to Pay Zero Taxes 2015 provides simple strategies that are sure to save readers money this year next year and beyond From converting personal expenses into business deductions to avoiding or surviving an IRS audit Jeff Schnepfer's guide covers more deductions than any other tax book all conveniently organized into six easy access categories exclusions general deductions below the line deductions traditional tax shelters and super tax shelters Jeff A Schnepfer Esq is the author of multiple books on finance and taxation including all previous editions of How to Pay Zero Taxes He is a financial tax and legal advisor for Estate Planning of Delaware Valley and operates a tax accounting and legal practice in Cherry Hill New Jersey Mr Schnepfer is Microsoft's MSN MONEY tax expert an economics editor for USA Today and tax counsel for Haran Watson Company

[Child Support Guidelines](#) Laura W. Morgan, 2011-09-28 Child Support Guidelines Second Edition is the only comprehensive guidebook for determining child support awards that takes practitioners step by step through the interpretation and application of the guidelines and their worksheets in both the normal and exceptional child support case This unique publication thoroughly covers each state's version of one of the three basic models for determining child support the percentage of income model the income shares model and the Melson formula Important issues affecting calculations are clearly explained including Definition of "income" under the guidelines The impact of divided custody shared custody split custody and extended visitation Second household expenses other dependents subsequent children and stepchildren Impact of a private contract on the court's decision to apply the guideline amount Deviation from the guidelines for a high income parent Deviation from the guidelines to pay for medical expenses private school and child care expenses Imputed income Modification of prior awards And more

*Yearbook of*

*International Organizations 2014-2015, Volumes 1a & 1b (Set)* Union of International Associations, 2014-06-16 Volume 1 A and B covers international organizations throughout the world comprising their aims activities and events

**How to Pay Zero Taxes 2016: Your Guide to Every Tax Break the IRS Allows** Jeff A. Schnepfer, 2015-11-27 Updated for 2016 a new revised edition of the classic guide that shows you how to pay less to the IRS Easy to read easy to use and hard to beat this comprehensive tax saving guide has become the go to resource for tax professionals and home filers alike Unlike other brand name guides the book focuses on tax saving not tax preparation zeroing in on the one thing you really care about paying less to the IRS Tax expert Jeff Schnepfer explains everything you need to know in simple accessible terms organizing important subjects like deductions exemptions and tax shelters into six simple sections The book includes the most up to date information and hundreds of insider tips that can lower your tax bills and save you a bundle year after year Jeff A Schnepfer Esq Cherry Hill NJ is the author of multiple books on finance and taxation including all previous editions of How to Pay Zero Taxes He is a financial tax and legal advisor for Estate Planning of Delaware Valley and operates a tax accounting and legal practice in Cherry Hill NJ Mr Schnepfer is Microsoft s MSN MONEY tax expert economic editor for USA Today and tax counsel for Haran Watson Company

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**Tableau 9: The Official Guide** George Peck, 2015-10-22 Master the powerful tools and features of Tableau 9 Deliver meaningful BI visualizations and real time dashboards to users across your organization quickly and easily Written by an experienced author and certified trainer Tableau 9 The Official Guide offers step by step instruction best practices examples and downloadable video tutorials See how to get up and running on Tableau load data drag and drop components add graphics and maps create complex calculations and distribute dynamic dashboards and stories This practical book teaches how to work with Tableau Server write custom programs and publish your results to the Web Connect to data from different systems spreadsheets and databases Use pre defined visualizations sample workbooks and Show Me Analyze with graphs charts tables and statistics Create advanced calculations including new level of detail expressions Add geographic analysis and Internet provided background maps Combine multiple visualizations into dynamic dashboards and stories Export to the Web and to other file formats using Tableau Server Online and Public Develop custom programs with JavaScript REST and Tableau Data Extract APIs Electronic content includes Videos that demonstrate the techniques presented in the book Sample Tableau workbooks Complete formula language reference

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**BNA Pension & Benefits Reporter** , 1994-07

**Business Week's Guide to Mutual Funds** Jeffrey M. Laderman, 1994 With interest rates remaining low on savings accounts and certificates of deposit mutual funds have become a mainstream form of investment Thus more and more investors are seeking the latest and most complete performance scoreboards on the more than 1 500 mutual funds

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Vietnam Economic News ,2011-04-26

**Standard & Poor's Creditweek** ,2006

**The Engineer** ,1870

*The Commercial and Financial Chronicle* ,1918

**Forthcoming Books** Rose Arny,2002-02

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    - Chapter 4: Donation Value Guide 2015 Spreadsheet in Specific Contexts
    - Chapter 5: Conclusion
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10 cm hitunglah luas dari segitiga tersebut penyelesaian luas  $\frac{1}{2} \times a \times t$   $\frac{1}{2} \times 10 \text{ cm} \times 8$

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