

4352 Meadowlark Wing Way, 89084

Scott Oelke | Sperry Van Ness, Las Vegas | 702-232-7070 | scott.oelke@gmail.com

Flip Summary -- 10.64% ROI in 55 days

Financials:

Max Bid/Buy Price:		\$131,200	\$69 /sf
Expenses:			
Brokerage Fee:		\$4,000	
Transfer Tax:	\$300	\$671	
Recording Fee:		\$19	
Lock Change:		\$250	
Eviction/Re-location:		\$0	
Liens:		\$3,650	
Rehab:		\$960	
Appliances:		\$0	
Insurance:	2	\$100	
Utilities:	2	\$200	
HOA Transfer Fees:		\$275	
HOA:	2	\$58	
Property Taxes:	2	\$0	
Rental Income:		\$0	
Closing Costs:	1.80%	\$2,062	
Re-sale Commission:	6.00%	\$10,200	
Seller Concessions:		\$0	
Home Warranty:		\$0	
Total Expenses:		<u>\$22,445</u>	
Total Acquisition Cost:		\$153,645	
Comp/Target Re-sale Price:		\$170,000	\$89 /sf
Profit:		\$16,355	
Return:		10.64%	

Hold Time:

Buy Date:	06/18/12
Sale Date:	08/13/12
Days Held:	55

Summary:

Profit:	\$16,355
Return:	10.64%
Return Annualized:	71%

Rehab:

Paint:	\$0
Carpet Replacement:	\$0
Carpet Cleaning:	\$360
Garage Floor, Epoxy:	\$0
Interior Repairs:	\$0
Landscaping:	\$0
AHS Service Calls:	\$0
Trash-out:	\$250
Cleaning:	<u>\$350</u>
TOTAL:	\$960

Property:

Year Built:	2005
Square Feet:	1,914
Lot Size (sq. ft.):	6,970 (approx.)
Property Taxes/yr.:	\$1,664
APN:	124-19-311-012
HOA/mo.:	\$29
HOA:	Aliante Cove: 851-7660
HOA, Master:	Excellence: 399-4273
Sub-division:	Cove at Aliante
Type:	1-sty-3BR-3BA-2CG-f/p
Condition:	Excl'nt: cln crpt, tr-out
Occupancy:	vacant
Closed Comps:	\$83, \$81, \$79, \$80/sf
Active Listings:	\$88, \$85, \$80/sf

Closing Costs on \$100,000 Sale Price:

Seller's closing costs:	≈ 1.8% of sale price
Owner's Title Policy:	\$697
County Transfer Tax:	\$510
Half Escrow Fee:	\$375
HOA Transfer Fee:	\$175
HOA Demand:	\$150
HOA Re-sale Package:	\$150
Credit for Pro-rations:	<u>-\$250</u>
TOTAL:	\$1,807

The above Cost Estimate is an estimate only. No guarantee is expressed or implied in this Estimate. This is not a security, security instrument, or security derivative. It has been prepared in good faith to the best of my knowledge and ability. I do not assume any responsibility for unintentional errors. This information is not to be construed as legal and/or tax advice. Investors, at their discretion, may want to consult their own legal and/or tax counsel.

Scott Oelke | Sperry Van Ness, Las Vegas | 702-232-7070 | scott.oelke@gmail.com