

11441 Allerton Park Dr. #410, 89135

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Pro Forma Flip Estimate* -- \$520K Acquisition & \$600K Disposition w/ 1 yr. Rent

Financials:

Acquiston Price:		\$520,000	\$226 /sf
Acquisition Expenses:			
Closing Costs:**	1.10%	\$5,720	
Acquisition \$ + Expenses:		\$525,720	
Disposition Price:**		\$600,000	\$261 /sf
Disposition Expenses:**			
Closing Costs:	1.20%	-\$7,200	
Transfer Tax	0.0051	-\$3,060	
Re-sale Commission:	6.00%	-\$36,000	
Prop'ty Tax:	\$290 12	-\$3,480	
HOA Transfer Fee:		-\$250	
HOAs:	\$659 12	-\$7,908	
Seller Concessions:		\$0	
Insurance:	\$35 12	-\$420	
Utilities:	\$100 2	-\$200	
Lock Changed:		-\$100	
Liens:		\$0	
Rehab:		\$0	
Appliances:		\$0	
Eviction/Re-location:		\$0	
Home Warranty:		\$0	
Total Expenses:		-\$58,618	
Rent:	\$3,300 12	\$39,600	
Total Expenses + Rent:		-\$19,018	
Disposition \$ - Expenses:		\$580,982	
Profit:		\$55,262	
ROI:		10.51%	
		**Estimate	

Hold Time:

Buy Date:	04/30/19
Sale Date:	05/01/20
Days Held:	367

Summary:

Profit:	\$55,262
ROI:	10.51%
ROI per Annum:	10.45%

Rehab:

Paint:	\$0
Carpet Replacement:	\$0
Carpet Cleaning:	\$0
Garage Floor, Epoxy:	\$0
Interior Repairs:	\$0
Landscaping:	\$0
AHS Service Calls:	\$0
Trash-out:	\$0
Cleaning:	\$0
TOTAL:	\$0

Property:

Year Built:	2007
Square Feet:	2,296
Lot Size (sq. ft.):	n/a--condo
Property Taxes/yr.:	\$3,485
APN:	164-02-113-030
HOAs/mo. (3):	\$659
HOA:	West Charleston
HOA, Master:	Excellence: 399-4273
Sub-division:	C2 Lofts
Type:	2BR-2.5BA-FP-2CG-Loft
Condition:	Excl'nt: cln crpt, tr-out
Occupancy:	vacant
Closed Comps:	\$600K, \$610K, \$607K
Active Listings:	2: \$675K; \$620K

Closing Costs on \$100,000 Sale Price:

Seller's closing costs:	≈ 1.2% of sale price
Owner's Title Policy:	included
County Transfer Tax:	included
Half Escrow Fee:	included
HOA Transfer Fee:	included
HOA Demand:	included
HOA Re-sale Package:	included
Credit for Pro-rations:	included
TOTAL:	included

*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 advise. Investors, at their discretion, may want to consult their own legal and/or tax counsel.