

Investor Return Summary: 4402 E. Nancy - Phoenix, AZ

Terms Worksheet				11/19/2009	
After Repair Value (ARV)		109,500			
Fast Sell Factor		5,475	5%		
Fast After Repair Value (FARV)		104,025			
PROFIT		22,615			
1	Cost of Purchase (COP)	483	Estimated Equity Breakdown Investor - 30% 6,785 Equity Total 6,785 Loan Fees; 15% 1,425 Total Return 8,210		
2	Cost of Repair (COR)	18,500			
3	Carrying Costs (CC)	4,135			
4	Cost of Sale (COS)	8,292			
Total Transaction Costs		31,410			
Purchase Price		50,000			
Amount Financed		40,000			
Total Investment		10,000			
1 Cost of Purchase Sub-Worksheet					
Back Payments		0			
Title Insurance		225	Total Invested 28,500 Total Return 8,210 ROI 28.81%		
Real Estate Taxes		0			
Title/Escrow Fees		173			
Utilities/Misc		86			
Total Cost of Purchase		483			
2 Cost of Repair Sub-Worksheet					
CTS (Joe Chandler) Bid		7,600			
Carpet		1,900			
Garage Door/Tile		2,000			
Fixtures/Appliances		500			
Landscaping		1,500			
Misc		5,000			
Total Cost of Repair		18,500			
3 Carrying Costs Sub-Worksheet					
Loan Fees - MGF Funding		1,500			
Loan Fees-Secondary Investor (15%)		0	1,425		
Insurance/Utilities/Services		860			
Debt Service		Rate Days			
		18% 90			
Steve - loan fees		1,775			
		0			
Total Carrying Costs		4,135			
4 Cost of Sale Sub-Worksheet					
Agent Commissions		6,242	6%		
Home Warranty		400			
Title Insurance & Fees		650			
Buyer Closing Costs		1,000	3%		
Total Cost of Sales		8,292			

Operating Terms