

Property Summary	
Property Name	West Street Commons
Sale Type	Note Sale
Parcel ID	12-34567-890
Property Address	123 West St
City/State/Zip	Lincol, TN 35432
Assessed Value	\$190,000.00
Assessed Value	\$195,000.00
Realtor Value	\$200,000.00
Zillow.com	\$190,000.00
Expirelist.com	\$175,000.00
Realtor.com	\$175,599.00
Realtor.com	\$187,800.00
Total Sqft	1,558
Beds/Bath	4bed/1ba
Year Built	1990
Current Owner	Big Al
Type	Single Family
Today's Date	Saturday, February 21, 2015
Researched By	Alma D
Fair Market Value:	\$173,201.79
Total Expenses:	(\$44,763)
Expected Profit:	\$11,438



Additional Notes
City Tax of \$123

Recent Home Sales				
Address	Distance	Sale Price	Sqft	\$/Sqft
123 Main St	1 Mile	\$170,500	1,300	\$131
456 Money Rd	5 mile	\$125,450	1,200	\$105
789 Good Ave	3 mile	\$137,000	1,025	\$134
234 Easy Place	5 mile	\$185,000	1,888	\$110
567 Good st	5 mile	\$165,100	1,800	\$92
900 Bad Cir	5 mile	\$154,000	1,218	\$127
875 Coke Place	5 mile	\$180,200	1,295	\$139
123 Bad's ST	5 mile	\$128,900	1,300	\$99
234 Paper Ave	5 mile	\$165,000	1,442	\$114
564 Shuffledeck	5 mile	\$167,800	1,800	\$105
		Avg. Sqft	# of Comp	Avg. \$/Sqft
		1,463	10	\$109

Values	
Fair Market Value =	
\$173,201	
Max Bid Amount =	\$173,201 75%
Legal Fees / Clean The Deed =	(\$1,500)
Title Insurance =	(\$200)
Listing Agent Fees =	(\$10,000) 6%
Home Owners Insurance =	(\$500)
Locksmith =	(\$150)
Cleaning Expense =	(\$1,000)
Rehab =	(\$4,000) 5%
Property Taxes &/or Carrying Costs	(\$1,000)
Misc =	(\$2,000) 5%
Other =	\$0
Total Deduct =	(\$11,850)
Total Expenses =	(\$44,763) 32%
Expected Profit:	\$11,438 9%



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