



Kriss Investments

Al Kriss

PRIVATE INVESTOR (216) 702-0194

Property Address:

123 Maple Street

Cleveland, OH 44109

Purchase Price

Price of the property along with the address, community & zip code.

\$ 71,000.00

Renovation Cost

Itemized budget for repairs, improvements, labor & materials – form provided.

\$ 27,000.00

Closing Cost

Costs for the property when purchased and when it sold – total in.

\$ 3,800.00

Taxes

Monthly real estate property tax cost – 8 months.

\$ 2,400.00

Insurance

HOI – Homeowners insurance cost – 1 year prepaid.

\$ 1,000.00

Utilities

Budget for gas, electric, water, sewer, lawn care & snow removal – 8 months.

\$ 1,800.00

Interest

8 months payments are “prepaid” in advance. No payment to lender for 8 months.

\$ 13,500.00

Pre-Payment

Pre-payment penalty of 6 months interest for “LIFE” of loan and a 5 yr balloon payment.

\$ 10,100.00

Broker

Real estate commission is based on projected sale price - 7% on first 100K, 5% on balance.

\$ 11,000.00

Seller Help

Contribution to buyer's closing costs.

\$ 3,500.00

Renovation Cost Total

Total renovation cost from all the above entries.

\$ 145,000.00

Re-Sale Price

Projected sales price.

\$ 179,500.00

Renovation Cost Total

Copy entry from **Renovation Cost Total** above.

\$ 145,000.00

Profit

Subtract **Renovation Cost Total** from **Re-Sale Price**.

\$ 34,400.00

Loan Amount Requested

Total Loan Requested from Kriss Investments.

\$ 112,700.00

LTV %

Loan to Value Ratio Percentage – 60 % to 65% maximum LTV.

63 %

Property Address:

Purchase Price

Price of the property along with the address, community & zip code.

\$

Renovation Cost

Itemized budget for repairs, improvements, labor & materials – form provided.

\$

Closing Cost

Costs for the property when purchased and when it sold – total in.

\$

Taxes

Monthly real estate property tax cost – 8 months.

\$

Insurance

HOI – Homeowners insurance cost – 1 year prepaid.

\$

Utilities

Budget for gas, electric, water, sewer, lawn care & snow removal – 8 months.

\$

Interest

8 months payments are “prepaid” in advance. No payment to lender for 8 months.

\$

Pre-Payment

Pre-payment penalty of 6 months interest for “LIFE” of loan and a 5 yr balloon payment.

\$

Broker

Real estate commission is based on projected sale price - 7% on first 100K, 5% on balance.

\$

Seller Help

Contribution to buyer’s closing costs.

\$

Renovation Cost Total

Total renovation cost from all the above entries.

\$

Re-Sale Price

Projected sales price.

\$

Renovation Cost Total

Copy entry from **Renovation Cost Total** above.

\$

Profit

Subtract **Renovation Cost Total** from **Re-Sale Price**.

\$

Loan Amount Requested

Total Loan Requested from Kriss Investments.

\$

LTV %

Loan to Value Ratio Percentage – 60 % to 65% maximum LTV.

%

PROPERTY INSPECTION AND COST FORM

Property Address: _____ Agent: _____
City & Zip: _____ Lockbox Code: _____
Sq. Footage: _____ Bedrooms: _____ Bathrooms: _____ Garage _____
Utilities (Y / N) Water: _____ Sewer: _____ Gas: _____ Elec.: _____ Other: _____

1. BASEMENT:

A. Water Proofing _____ \$ _____
B. Room Dividing _____ \$ _____
C. Furnace _____ \$ _____
D. AC _____ \$ _____
E. Hot Water Tank _____ \$ _____
F. Electrical Panel _____ \$ _____
G. Mechanical _____ \$ _____
H. Floor _____ \$ _____
I. Glass Block _____ \$ _____
J. Plumbing _____ \$ _____
K. Other _____ \$ _____

2. FLOOR COVERING: ALL ROOMS

A. Carpet _____ sq. ft. x price per sq. ft. \$ _____ color _____ \$ _____
B. Vinyl _____ sq. ft. x price per sq. ft. \$ _____ type _____ \$ _____
C. Wood _____ sq. ft. x price per sq. ft. \$ _____ color _____ \$ _____
D. Ceramic _____ sq. ft. x price per sq. ft. \$ _____ color _____ \$ _____
E. Other _____ sq. ft. x price per sq. ft. \$ _____ \$ _____

3. WALLS (Prep & Paint)

A. Repairs _____ \$ _____
B. Paint _____ \$ _____
C. Wallpaper Removal _____ \$ _____
D. Other _____ \$ _____

4. STRUCTURAL:

A. Insulation _____ \$ _____
B. Drywall _____ \$ _____
C. Floors _____ \$ _____
D. Stairs & Stairwells _____ \$ _____
E. Other _____ \$ _____

5. CARPENTRY INTERIOR:

A. Trim _____ \$ _____
B. Doors _____ \$ _____
C. Door Hardware _____ \$ _____
D. Railing & Spindles _____ \$ _____
E. Other _____ \$ _____

6. KITCHEN:

A. Cabinets _____ ln. ft. x price per ln. ft. \$ _____ finish _____ \$ _____
B. Countertop _____ ln. ft. x price per ln. ft. \$ _____ finish _____ \$ _____
C. Backsplash _____ \$ _____
D. Electrical _____ \$ _____
E. Plumbing _____ \$ _____
F. Appliances _____ \$ _____
G. Other _____ \$ _____

7. BATHS:

A. Tubs Refinish _____ Replace _____ \$ _____
B. Surrounds Refinish _____ Replace _____ \$ _____
C. Toilets Repair _____ Replace _____ \$ _____
D. Faucets Tub _____ Sink _____ \$ _____
E. Vanities _____ \$ _____
F. Sinks Pedestal _____ Drop in _____ Solid top _____ \$ _____
G. Mirrors _____ \$ _____
H. Plumbing _____ \$ _____
I. Electrical _____ \$ _____

PROPERTY INSPECTION AND COST FORM

8. ELECTRICAL:

A. Cans _____ \$ _____
B. Switches _____ \$ _____
C. Outlets _____ \$ _____
D. Fans _____ \$ _____
E. Ceiling fixtures _____ \$ _____

9. FINISH PLUMBING:

A. Supply Lines & Traps _____ \$ _____

10. CLEANING:

A. Demo _____ \$ _____
B. Dumpster _____ \$ _____
C. Final Cleaning _____ \$ _____

11. OTHER REPAIRS:

A. _____ \$ _____
B. _____ \$ _____
C. _____ \$ _____
D. _____ \$ _____

12. CARPENTRY EXTERIOR:

A. Siding _____ \$ _____
B. Trim _____ \$ _____
C. Doors _____ House _____ Garage _____ \$ _____
D. Windows _____ \$ _____
E. Other _____ \$ _____

13. ROOF:

A. Roof Repair _____ \$ _____
B. Replace Shingles _____ \$ _____
C. Sheathing _____ \$ _____
D. Gutters _____ \$ _____
E. Other _____ \$ _____

14. EXTERIOR PAINTING:

A. Siding _____ \$ _____
B. Trim _____ \$ _____
C. Doors _____ \$ _____
D. Windows _____ \$ _____
E. Other _____ \$ _____

15. PORCHES:

A. Floors _____ \$ _____
B. Railing _____ \$ _____
C. Deck _____ \$ _____
D. Other _____ \$ _____

16. STRUCTURAL EXTERIOR:

A. Foundation _____ \$ _____
B. Walls _____ \$ _____
C. Tuck Pointing _____ \$ _____
D. Other _____ \$ _____

17. DRIVEWAY:

A. Concrete _____ \$ _____
B. Asphalt _____ \$ _____
C. Sidewalks _____ \$ _____
D. Other _____ \$ _____

PROPERTY INSPECTION AND COST FORM

18. GARAGE:

A. Floor		\$			
B. Roof		\$			
C. Siding		\$			
D. Doors	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Man door</td> <td style="width: 33%; border-bottom: 1px solid black;">7ft. door</td> <td style="width: 33%; border-bottom: 1px solid black;">16ft. door</td> </tr> </table>	Man door	7ft. door	16ft. door	\$
Man door	7ft. door	16ft. door			
E. Gutters		\$			
F. Other		\$			

19. LANDSCAPING:

A. Lawns		\$
B. Shrubs		\$
C. Beds		\$
D. Tree removal		\$

20. OTHER REPAIRS:

A.		\$
B.		\$
C.		\$
D.		\$

TOTAL \$ _____

ROOM SIZES:

			CARPET	VINLY	WOOD
Living room	_____ x _____	sq. ft. _____			
Dining room	_____ x _____	sq. ft. _____			
Den	_____ x _____	sq. ft. _____			
Kitchen	_____ x _____	sq. ft. _____			
Bed room 1	_____ x _____	sq. ft. _____			
Bed room 2	_____ x _____	sq. ft. _____			
Bed room 3	_____ x _____	sq. ft. _____			
Bed room 4	_____ x _____	sq. ft. _____			
Bed room 5	_____ x _____	sq. ft. _____			
Attic	_____ x _____	sq. ft. _____			
Bath room 1	_____ x _____	sq. ft. _____			
Bath room 2	_____ x _____	sq. ft. _____			
Bath room 3	_____ x _____	sq. ft. _____			
Basement	_____ x _____	sq. ft. _____			