



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.

\$ 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

Profi

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 – \$3500.

\$

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.

\$

Profi

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.

%