

Flip Investment Summary

Property Information

Property ID: 1111	SqFt: 1721
City: The Colony	Year Built: 1977
Bedrooms: 3	Housing Type: Single Detached 1 Story
Baths: 2	Estimated Purchase Price: \$65,963
Garage: 2	Estimate Rehab: \$31,983

Liquidity Analysis

Number Active: 5
Number Under Contract: 3
Number Sold: 6
Avg DOM: 76

ROI Analysis

ARV: \$128,000
Projected Profit HM: \$10,240
Projected Profit PNB: \$12,800
Projected Profit Cash: \$15,360
Projected Cash Required HM: \$11,503
Projected Cash Required PNB: \$18,779
Projected Cash Required Cash: \$99,836
Projected ROI HM: 89.02%
Projected ROI PNB: 68.16%
Projected ROI Cash: 15.39%

Summary

This property is your standard flip. ROI is great. The budget has some wiggle room in to too incase we need to move some things around.

Notices and Disclosures: Keller Williams and The Randall Sullivan Home Selling Team have provided this financial information as a service to real estate investors. Investors are encouraged to verify all information independently. Keller Williams and The Randall Sullivan Home Selling Team assume no liability either expressed or implied for the accuracy of this financial information. The investor does not have authority neither expressed nor implied to enter onto the property referred to in this document without an authorized TREC licensed real estate agent.

MLS# 11553712		Active	5045 Shannon Drive		The Colony*	75056-2076*	LP: \$75,600		
					Category: Residential		Type: Single Family	Orig LP: \$84,000	
					Area: 9*/2* Map: DA*/0554*/J*		Also For Lease: No		Low:
					Subdv: Colony County: Denton* Parcel ID: S10026a000048000000120000*		Plan Dvlpmnt:		Lst \$ / SqFt: \$ 43.93
					Lot: 12* Blk: 48* Multi Prcl: No MUD Dst: No		Legal: Colony No 10 Blk 48 Lot 12*		Unexempt Taxes: \$2,663*
Bedrooms: 3 Tot Baths: 2.0 Liv Areas: 2 Dining Area: 1 Story: 1 Pool: No					Fireplaces: 1 Full Baths: 2 Levels-1st: 2nd: 3rd: Bsmt:				
Sec Sys: No Half Baths: 0 Levels-1st: 2nd: 3rd: Bsmt:									
SgFt: 1,721 / Appraiser					Appraiser's Name: HUD Yr Blt: 1977* / PreownedHdcpAm: No				
# Gar Spaces: 2					Gar Size: 0X0 # Carport Spaces: 0		Cvrd Park: 2		
Acres: 0.164* Media: 12 / 3 / 3					Lot Dimen: .164 acre		Will Subdiv: No		
Property History: Y Documents: 0 / 0 / 0					HOA: None		HOA Dues: \$ /		
School Dist: Lewisville ISD*		Name: PETERSCOLO		Living 1: 13X11 / 1	F Dining: 9X9 / 1	Mstr BR: 16X13 / 1			
Bus: Type: E		Name: GRIFFIN	Living 2: 18X16 / 1	Breakfast:		Bedroom 2: 13X12 / 1			
Bus: Type: M		Name: THECOLONY	Living 3:	Kitchen: 13X6 / 1		Bedroom 3: 13X11 / 1			
Bus: Type: H		Name:	Study: 11X8 / 1	Other Rm:		Bedroom 4:			
Bus: Type:			Utility:	Other Rm:		Bedroom 5:			
Housing Type	Roof	Cable TV Available	Built-in Cabinets	HUD					
Single Detached	Composition	High Speed Internet	Dryer Hookup-Elec	Proposed Financing					
Style of House	Type of Fence	Available	Fullsize W/D Area	Cash					
Traditional	Chain Link	Paneling	Utility Closet	Conventional					
Lot Size/Acreage	Partially Fenced	Bed/Bath Features	Washer Hookup	FHA					
Less Than .5 Acre (not Zero)	Parking/Garage	Split Bedrooms	Flooring	Possession					
Lot Description	Attached	Walk-in Closets	Carpet	Closing/Funding					
Heavily Treed	Opener	Specialty Rooms	Concrete	Showing					
Interior Lot	Rear	Library/Study	Laminate	Centralized Showing Service					
Exterior Features	Street/Utilities	Fireplace Type	Vinyl						
Gutters	Alley	Stone	Other	Heating/Cooling					
Patio Covered	City Sewer	Wood Burning	Central Air-Elec	Central Heat-Elec					
Satellite Dish	City Water	Kitchen Equipment		Energy Efficiency					
Construction	Community	Cooktop-Electric		Ceiling Fans					
Brick	Mailbox	Dishwasher		Electric Water					
Siding	Concrete	Disposal		Heater					
Foundation	Curbs	Oven-Electric		Special Notes					
Slab	Sidewalk	Vent Mechanism							
	Interior Features	Utility Room							
Property Description: Quaint 3 bed, 2 bath with study, formal dining and formal living. Home features wood laminate, stone fireplace, kitchen appliances and large covered patio. Home sold AS IS, HUD case#492-694351.									
Directions: Headed S on FM 423 from Little Elm, left at Nash Drive. Right at Blair Oaks, left at Shannon Drive. Home will be left.									
Private Remarks: HUD HOME, SOLD AS IS.FHA insurable.For more info visit www.hudpemco.com, HUD case#492-694351. For availability and to submit a bid visit www.hudhomestore.com. All bids are made through website. NOT listing agent. Buyers agent eligible up to 3% commission. If not in hudhomestore, home is unavailable.									
Loan Type: Treat As Clear		Bal:	\$ Equity:	\$ 75,600	Int Rate:	% Pmt Type: Principal, Int. Taxes & Ins.	Payment: \$		
Lender:	Orig Date:	2nd Mortg:	No	Possible Short Sale:	No				
SUB: 0%	BAC: 3%	Var: Yes	List Type: Exclusive Agency	CDOM: 77	DOM: 77	LD: 3/4/2011			
LO: KELW02	Keller Williams Realty-FM		(972)874-1905	Fax: (972)874-2107	Brk Lic#: 0535334				
LO Addr: 2611 Cross Timbers Suite 100	Flower Mound, TX 75028			Off email: annel@kw.com	LO Website:				
LA: 0383460	Darla Buehler		(214)492-9510	Fax: (972)899-9711					
LA Cell: (214)492-9510	LA Voice Mail:			LA Pager:	Agent Other: (972) 355-1600				
LA Email: darla@buyersellerbuehler.com				LA Website: http://www.buyersellerbuehler.com					
Listing Agent 2:				Listing Agent 2 Contact:					
Preferred Title Co: HUD Appointed				Location:					
Call: CSS	Appt: (817) 858-0055 X:	Owner Name: Hud-Housing Of Urban Dev*							
Keybox #: 0	Keybox Type: Combo	Seller Type: Lender/REO							
Show Instr: Call CSS for showing instructions.				Occupancy: Vacant					
Centralized Showing Service: Make Appointment				Owner Permission to Video:					

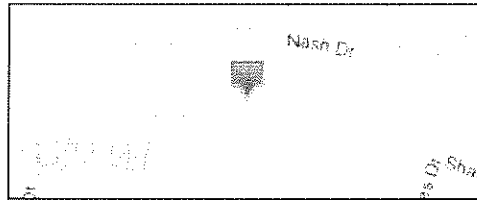
Prepared By: Randall Sullivan / Keller Williams Frisco Stars

----- Information herein deemed reliable but not guaranteed. -----
 Copyright: 2011 by North Texas Real Estate Info. Systems, Inc. Fri, May 20, 2011 11:09 AM

Property Detail Report

Subject Property

5045 Shannon Dr
The Colony, TX 75056-2076
Denton County

Bank Owned SaleOwner Info:

Owner Name : **Hud-Housing Of Urban Dev** Tax Billing Zip : **75056**
Tax Billing Address : **5045 Shannon Dr** Tax Billing Zip+4 : **2076**
Tax Billing City & State : **The Colony TX**

Location Info:

Location City : **The Colony** Flood Zone Panel : **4815810559E**
School District : **Lewisville ISD** Panel Date : **04/02/1997**
MLS Area : **9** Flood Zone Code : **X**
MLS Sub Area : **2** Block ID : **48**
Subdivision : **Colony 10** Lot Number : **12**
Census Tract : **215.09** Legal Description : **Colony No 10 Blk 48 Lot 12**
Census Block : **4** Mapsco Book : **DA**
Carrier Route : **C020** Mapsco Page-Grid : **554-J**

Tax Info:

Parcel ID : **SL0026A000048000000120000** % Improv : **77%**
Short Parcel ID : **R93182**

Assessment & Tax:Assessment

Assessment Year :	2008	2009	2010
Assessment Type :	Certified	Certified	Certified
Mkt Value - Total :	\$121,936	\$116,033	\$111,623
Mkt Value - Land :	\$25,668	\$25,668	\$25,668
Mkt Value - Improved :	\$96,268	\$90,365	\$85,955
Assd Value - Total :	\$121,936	\$116,033	\$111,623
Yr-to-Yr Assd Value			
Change (\$):		-\$5,903	-\$4,410
Yr-to-Yr Assd Value			
Change (%) :		-4.8%	-3.8%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax :	Actual	2008	\$2,812			
Total Tax :	Actual	2009	\$2,723	-\$89	-3.1%	
Total Tax :		2010	\$2,663	-\$60	-2.2%	2.386100
City Of The Colony :	Actual		\$765			0.685500
Denton County :	Actual		\$306			0.273900
Lewisville Isd :	Actual		\$1,593			1.426700

Characteristics:

Universal Land Use : SFR	Water : Type Unknown
County Use Code : Single Family	Sewer : Type Unknown
State Use : Single Family	Cooling Type : Central
Lot Acres : .1637	Heat Type : Central

Lot Frontage : 62	Lot Depth : 115
Porch : Open Porch	Garage Type : Attached Garage
Garage Sq Ft : 416	Building Sq Ft : 1795
Gross Bldg Area : 2,211	Roof Material : Composition Shingle
Roof Shape : Gable	Stories : 1
Condition : Good	Interior Wall : Drywall
Exterior : Brick Veneer	Floor Cover : Carpet
Foundation : Slab	Bedrooms : 3
Total Baths : 2	Year Built : 1977
Full Baths : 2	Effective Year Built : 1982
Fireplaces : 1	

Sales History:

Recording Date : 01/21/2011	12/08/2009	11/10/2003	07/14/1999
Nominal :		Y	
Buyer Name : Hud-Housing Of Urban Chase Hm Fin Llc		Reid Justin S	Reid Samuel & Sherre
Dev			Reid Sherre
Buyer Name 2 :			Reid Sherre
Seller Name : Chase Hm Fin Llc	Bertrand Greg	Reid Samuel & Sheree A	Lawrence Jean E
Document No : 7176	140442	184794	71882
Document Type : Warranty Deed	Trustee's Deed	Warranty Deed	Warranty Deed

Mortgage History:

Mortgage Date :	11/10/2003	07/14/1999	07/14/1999
Mortgage Amt :	\$117,075	\$62,900	\$12,550
Mortgage Lender :	Wachovia Mtg Co	First Franklin Fin'l Corp	
Mortgage Type :	Fha	Conventional	Conventional

Features:Extra Features

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
Main Area :	1,795				1977	\$73,295
Att Garage :	416				1977	\$5,444
Open Porch :	20				1977	\$119

Courtesy of Randall Sullivan
NTREIS - TEMPO

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Comparative Market Analysis

Your initial search criteria were: TBLUID IN (3520132, 3449945, 3482420, 3514365, 3506637, 3450764, 3460154, 3453245, 3418863, 3366291, 3356837, 3398371, 3467800, 3355838)

Subject Property		Property Type: Single Family Status: Active											
Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/SqFt	List Price	LP% OP
5016 N Colony BLVD	The Colony	3	2.0	2/0/2	1,702	0.152	1977	N	10	123,500	72.56	123,500	100
5657 Trego ST	The Colony	3	2.0	2/0/2	1,616	0.154	1983	N	123	134,000	77.29	124,900	93
5556 Vance ST	The Colony	3	2.0	2/0/2	1,711	0.152	1979	N	69	127,000	73.00	124,900	98
5220 Avery LN	The Colony	3	2.0	2/2/2	1,604	0.164	1974	N	19	126,500	78.87	126,500	100
5036 Roberts DR	The Colony	3	2.0	2/0/0	1,791	0.152	1977	N	32	129,900	72.53	129,900	100
Min		3	2.0	2/0/0	1,604	0.152	1974		10	123,500	72.53	123,500	93
Max		3	2.0	2/2/2	1,791	0.164	1983		123	134,000	78.87	129,900	100
Average		3	2.0	2/0/2	1,685	0.150	1978		51	128,180	74.85	125,940	98
Number of Properties: 5													
Average (ListPrice / SqFt) : \$74.85													

Subject Property		Property Type: Single Family Status: Pending											
Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/SqFt	List Price	LP% OP
4812 Ash Glen LN	The Colony	3	2.0	2/0/2	1,699	0.185	1974	N	93	134,500	73.28	124,500	93
4120 N Colony BLVD	The Colony	3	2.0	2/0/2	1,820	0.157	1985	N	49	134,500	73.90	134,500	100
4432 Larner ST	The Colony	4	2.0	2/0/2	1,762	0.154	1984	N	78	139,900	77.13	135,900	97
Min		3	2.0	2/0/2	1,699	0.154	1974		49	134,500	73.28	124,500	93
Max		4	2.0	2/0/2	1,820	0.185	1985		93	139,900	77.13	135,900	100
Average		3	2.0	2/0/2	1,760	0.170	1981		73	136,300	74.77	131,633	97
Number of Properties: 3													
Average (ListPrice / SqFt) : \$74.77													

Subject Property		Property Type: Single Family Status: Sold											
Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	List Price	SP %LP	Sold Date	\$/SqFt Sale Price
5005 Watkins CIR	The Colony	3	2.0	2/0/2	1,711	0.152	1977	N	11	124,900	102	2/16/2011	74.52 127,500
6308 Jennings DR	The Colony	3	2.0	2/0/2	1,684	0.158	1978	N	97	125,000	97	12/06/2010	71.85 121,000
5036 Thompson DR	The Colony	3	2.0	2/0/2	1,791	0.152	1977	N	129	127,000	100	1/10/2011	70.63 126,500
5100 HARDAWAY CIR	The Colony	3	2.0	2/0/2	1,699	0.188	1975	N	57	127,900	99	12/20/2010	74.57 126,700
5033 Roberts DR	The Colony	3	2.0	2/0/2	1,778	0.152	1977	N	59	134,900	95	4/29/2011	72.27 128,500
4433 Larner ST	The Colony	3	2.0	2/0/2	1,748	0.154	1983	N	104	138,700	92	12/14/2010	72.65 127,000
Min		3	2.0	2/0/2	1,684	0.152	1975		11	124,900	92		70.63 121,000
Max		3	2.0	2/0/2	1,791	0.188	1983		129	138,700	102		74.57 128,500
Average		3	2.0	2/0/2	1,735	0.160	1978		76	129,733	98		72.75 126,200
Number of Properties: 6													
Average (SalePrice / SqFt) : \$72.75													

Fields with a "0" value or a blank value are not calculated in the CMA averages.

For client print out please enter the following information:

Client Name:

40 char. max

Prepared by:

Randall Sullivan

Phone Number

(214)385-9101

Broker Name

Keller Williams Frisco Stars

Residential Custom Report: *CMA Compare*

RES								
RES	Status	St #	St Name	Spcl Rms	Kit Other	Floors	Ext Feat	Lot Desc
1	Active	5016	Colony		Granite/Granite Type Countertop	Carpet,Ceramic Tile,Laminate	Patio Open	Interior Lot,Landscaped,Some Trees
2	Active	5657	Trego		Eat-In Kitchen	Ceramic Tile,Laminate	Deck	Interior Lot,Some Trees
3	Active	5556	Vance		Breakfast Bar	Carpet,Ceramic Tile	Gutters,Patio Open,Satellite Dish	Cul De Sac,Interior Lot,Landscaped,Lrg. Backyard Grass
4	Active	5220	Avery	Library/Study,Solarium/Sunroom	Galley Kitchen,Granite/Granite Type Countertop	Ceramic Tile,Parquet,Vinyl	Gutters	Interior Lot,Landscaped,Some Trees,Subdivision
5	Active	5036	Roberts		Eat-In Kitchen,Galley Kitchen,Granite/Granite Type Countertop	Carpet,Ceramic Tile	Gutters,Patio Covered,Sprinkler System	Interior Lot,Landscaped,Lrg. Backyard Grass,Some Trees,Subdivision
6	Pending	4812	Ash Glen		Other	Carpet,Ceramic Tile	Patio Covered	Interior Lot,Lrg. Backyard Grass,Some Trees,Subdivision
7	Pending	4120	Colony	Solarium/Sunroom	Eat-In Kitchen,Walk-in Pantry	Ceramic Tile,Wood Floor	Deck,Patio Open,Sprinkler System	Interior Lot,Landscaped,Some Trees,Subdivision,Water/Lake View
8	Pending	4432	Larner		Eat-In Kitchen,Island	Carpet,Ceramic Tile,Laminate,Slate	Covered Porch (es),Patio Open,Sprinkler System	Interior Lot,Landscaped,Some Trees,Subdivision
9	Sold	5005	Watkins			Carpet,Ceramic Tile,Wood Floor	Patio Open	Subdivision
10	Sold	6308	Jennings		Eat-In Kitchen,Granite/Granite Type Countertop	Carpet,Ceramic Tile	Gutters,Patio Covered	
11	Sold	5036	Thompson		Eat-In Kitchen	Carpet,Ceramic Tile	Covered Porch (es),Gutters,Patio Covered	Interior Lot,Landscaped,Lrg. Backyard Grass,Some Trees,Subdivision
12	Sold	5100	HARDAWAY			Carpet,Ceramic Tile	Patio Covered,Sprinkler System	Corner,Some Trees
13	Sold	5033	Roberts			Carpet,Ceramic Tile,Wood Floor	Covered Porch (es),Deck,Patio Covered,Storage Building	Interior Lot,Landscaped,Some Trees,Subdivision
14	Sold	4433	Larner		Island	Carpet,Ceramic Tile,Wood Floor	Gutters,Lighting System,Other	Lrg. Backyard Grass,LTDOTHER


NTREIS Software Copyright © MarketLinx, Inc. 1997 - 2011 All Rights Reserved V3.0

The database information herein is provided from and copyrighted by the North Texas Real Estate Information Systems, Inc. NTREIS data may not be reproduced or redistributed and is only for people viewing this site. All information provided is deemed reliable but is not guaranteed and should be independently verified. The advertisements herein are merely indications to bid and not offers to sell which may be accepted. All properties are subject to prior sale or withdrawal. All rights are reserved by copyright. Copyright © NTREIS 2011 All Rights Reserved

Support: helpdesk@ntreis.net

Residential Custom Report: ***Seller Paid***

RES					
RES	Status	St #	St Name	Slr Pd	Sell Type
1	Active	5016	Colony		Individual(s)
2	Active	5657	Trego		Individual(s)
3	Active	5556	Vance		Individual(s)
4	Active	5220	Avery		Individual(s)
5	Active	5036	Roberts		Individual(s)
6	Pending	4812	Ash Glen		Individual(s)
7	Pending	4120	Colony		Individual(s)
8	Pending	4432	Larner		Individual(s)
9	Sold	5005	Watkins	5576	Individual(s)
10	Sold	6308	Jennings	5100	Individual(s)
11	Sold	5036	Thompson	3000	Individual(s)
12	Sold	5100	HARDAWAY	1800	Individual(s)
13	Sold	5033	Roberts	0	Individual(s)
14	Sold	4433	Larner	0	Individual(s)

 Software Copyright © MarketLinx, Inc. 1997 - 2011 All Rights Reserved V3.0

The database information herein is provided from and copyrighted by the North Texas Real Estate Information Systems, Inc. NTREIS data may not be reproduced or redistributed and is only for people viewing this site. All information provided is deemed reliable but is not guaranteed and should be independently verified. The advertisements herein are merely indications to bid and not offers to sell which may be accepted. All properties are subject to prior sale or withdrawal. All rights are reserved by copyright. Copyright © NTREIS 2011 All Rights Reserved

Support: helpdesk@ntreis.net

Subject Property

Address: 5045 Shannon The Colony TX
 Owner: HUD
 Subdivision: Colony

Subject Property	
Sqft:	1,721
Bed	3
Baths	2.0
Vinyl	no
Ceramic Tile	yes
Laminate	no
Wood floor	yes
Counter tops	Granite
Game Room	no
Library/Study	no
Media Room	no
Patio	open
Pool	no
Garage Spaces	2
Lot type	interior
Location	Avg
Golf Course	no
Lake View	no
Lake Front	no

Type of Comparable			
Active Properties			
Number	5	\$ Adj	
Price	125,940		
Sqft	1,685	902	
\$/sqft	74.8		
Bed	3	na	
Bath	2.0	0	
no	4	0	
yes	1	400	
no	0	0	
yes	5	0	
no	3	0	
yes	2	-1,200	
no	5	5,000	
yes	0	0	
other	2	2,000	
Corian	0	0	
Granite	3	0	
no	5	0	
yes	0	0	
no	4	0	
yes	1	-600	
no	5	0	
yes	0	0	
open	4	0	
covered	1	-300	
no	5	0	
yes	0	0	
# Spaces	2.0	0	
interior	4	0	
cul-d-sac	1	-600	
Corner	0	0	
Avg	5	0	
Good	0	0	
Bad	0	0	
no	5	0	
yes	0	0	
no	5	0	
yes	0	0	
no	5	0	
yes	0	0	
Total Adjustments		5,602	

Suggested List Price	\$/sqft
131,542	76.4

Type of Comparable			
Recently Sold Properties			
Number	6	\$ Adj	
Price	126,200		
Sqft	1,735	-343	
\$/sqft	72.7		
Bed	3	na	
Bath	2.0	0	
no	6	0	
yes	0	0	
no	0	0	
yes	6	0	
no	6	0	
yes	0	0	
no	3	2,500	
yes	3	0	
other	5	4,167	
Corian	0	0	
Granite	1	0	
no	6	0	
yes	0	0	
no	6	0	
yes	0	0	
no	6	0	
yes	0	0	
open	2	0	
covered	4	-1,000	
no	6	0	
yes	0	0	
# Spaces	2.0	0	
interior	5	0	
cul-d-sac	0	0	
Corner	1	-833	
Avg	6	0	
Good	0	0	
Bad	0	0	
no	6	0	
yes	0	0	
no	6	0	
yes	0	0	
no	6	0	
yes	0	0	
Seller Paid		-2,579	
Total Adjustments		1,911	

Suggested Sales Price	\$/sqft
128,111	74.4

At the time of this evaluation not all of the interior features of the home were known, therefore some adjustments to the prices above may be appropriate.

Client	Cary Harvey	\$ 31,938.03	Total of Estimate
Address	5045 Shannon	\$ 4,165.83	Contractor
City	The Colony	\$ 27,772.20	Total Rehab
Sq.ft.	1721		
Description	3/2/2 1 Story		
	Qty	\$ Per	total \$\$
Paint Inside	1721	\$ 1.40	\$ 2,409.40
Paint Outside	1000	\$ 0.75	\$ 750.00
Drywall	2	\$ 350.00	\$ 700.00
Garage Door	1	\$ 550.00	\$ 550.00
Garage Door Opener	1	\$ 275.00	\$ 275.00
Fascia/soffett	2	\$ 300.00	\$ 600.00
Demo	4	\$ 300.00	\$ 1,200.00
Trash Loads	1	\$ 350.00	\$ 350.00
Make Ready	1	\$ 200.00	\$ 200.00
Final Outside Clean	3	\$ 200.00	\$ 600.00
Windows	0	\$ 275.00	\$ -
Window Panes	1	\$ 65.00	\$ 65.00
Foundation	0	\$ -	\$ -
Fence	22	\$ 75.00	\$ 1,650.00
Roof	1	\$ 300.00	\$ 300.00
Stain Fence	1	\$ 300.00	\$ 300.00
Miscellaneous #2	0	\$ -	\$ -
Total Doors			
New Interior Door w/jamb	0	\$ 85.00	\$ -
Replace Bi-fold door	6	\$ 75.00	\$ 450.00
Replace Interior Slab	0	\$ 50.00	\$ -
Repair Interior Slab	5	\$ 20.00	\$ 100.00
Hardware	13	\$ 15.00	\$ 195.00
Front Door	0	\$ 400.00	\$ -
Patio Door	0	\$ 325.00	\$ -
Sliding or French doors	1	\$ 600.00	\$ 600.00
Kitchen/Utility			
tile	82	\$ 4.00	\$ 328.00
backsplash	27	\$ 4.00	\$ 108.00
cabinets	0	\$ 50.00	\$ -
cabinet doors	7	\$ 25.00	\$ 175.00
granite	43	\$ 40.00	\$ 1,720.00
light	1	\$ 75.00	\$ 75.00
sink	1	\$ 150.00	\$ 150.00
disposal	0	\$ 115.00	\$ -
sink fixture	1	\$ 100.00	\$ 100.00
Standard Range	1	\$ 450.00	\$ 450.00
Slide in Range	0	\$ 1,300.00	\$ -
cooktop	1	\$ 600.00	\$ 600.00
dishwasher	1	\$ 250.00	\$ 250.00
microwave	0	\$ 250.00	\$ -
ventahood	1	\$ 70.00	\$ 70.00
Entry	Qty	\$ Per	total \$\$
flooring	94	\$ 4.00	\$ 376.00
light fixture	1	\$ 55.00	\$ 55.00
trim	27	\$ 1.50	\$ 40.50
Nook			

flooring	78	\$	4.00	\$	312.00	
light fixture	1	\$	75.00	\$	75.00	
trim	23	\$	1.50	\$	34.50	
Living Room						
flooring	428	\$	4.00	\$	1,712.00	Living and 2nd dinning
light fixture	1	\$	100.00	\$	100.00	
trim	42	\$	1.50	\$	63.00	
Formal Living Room						
flooring	138	\$	4.00	\$	552.00	
light fixture	0	\$	100.00	\$	-	
trim	30	\$	1.50	\$	45.00	
Bath #1						
Tile Floor	28	\$	4.00	\$	112.00	
Tub	1	\$	135.00	\$	135.00	
Tub Tile	65	\$	5.00	\$	325.00	
Tub Fixture	1	\$	275.00	\$	275.00	
Vanity	0	\$	50.00	\$	-	
Vanity Doors	0	\$	25.00	\$	-	
Vanity Top	4	\$	40.00	\$	160.00	Granite blank with drop in sink
Vanity Fixture	1	\$	85.00	\$	85.00	
Light	1	\$	55.00	\$	55.00	
Fan	1	\$	55.00	\$	55.00	
Toilet	0	\$	135.00	\$	-	
mirror	1	\$	85.00	\$	85.00	
Master Bath						
Tile Floor	22	\$	4.00	\$	88.00	
Tub	1	\$	135.00	\$	135.00	
Tub Tile	80	\$	5.00	\$	400.00	
Tub Fixture	1	\$	275.00	\$	275.00	
Vanity	0	\$	50.00	\$	-	
Vanity Doors	0	\$	25.00	\$	-	
Vanity Top	4	\$	40.00	\$	160.00	Granite blank with drop in sink
Vanity Fixture	1	\$	85.00	\$	85.00	
Light	1	\$	55.00	\$	55.00	
Fan	1	\$	55.00	\$	55.00	
Toilet	0	\$	135.00	\$	-	
mirror	1	\$	85.00	\$	85.00	
Master Bedroom						
Carpet	245	\$	1.40	\$	343.00	
Light Fixture	1	\$	100.00	\$	100.00	
Trim	79	\$	1.50	\$	118.50	
Bedroom #1						
Carpet	166	\$	1.40	\$	232.40	
Light Fixture	1	\$	75.00	\$	75.00	
Trim	41	\$	1.50	\$	61.50	
Bedroom #2						
Carpet	151	\$	1.40	\$	211.40	
Light Fixture	1	\$	75.00	\$	75.00	
Trim	92	\$	1.50	\$	138.00	
	Qty		\$ Per		total \$\$	Description
Bedroom #3						
Carpet	0	\$	1.40	\$	-	
Light Fixture	0	\$	75.00	\$	-	
Trim	0	\$	1.50	\$	-	
Hallway						
flooring	43	\$	4.00	\$	172.00	Both hall areas
Light Fixture	1	\$	55.00	\$	55.00	

trim	20	\$ 1.50	\$ 30.00	
Mechanicals				
HVAC	0			
Service	0	\$ 125.00	\$ -	
New System	1	\$ 4,200.00	\$ 4,200.00	
Condensor	0	\$ 1,450.00	\$ -	
Furnace	0	\$ 1,750.00	\$ -	
Electric				
Service Panel	0	\$ -	\$ -	
220 wiring	0	\$ -	\$ -	
switch/outlet	0	\$ -	\$ -	
GFCI	0	\$ -	\$ -	
misc.	1	\$ 350.00	\$ 350.00	
Plumbing				
hot water heater	0	\$ 750.00		
misc.	3	\$ 100.00	\$ 300.00	Service hot water heater

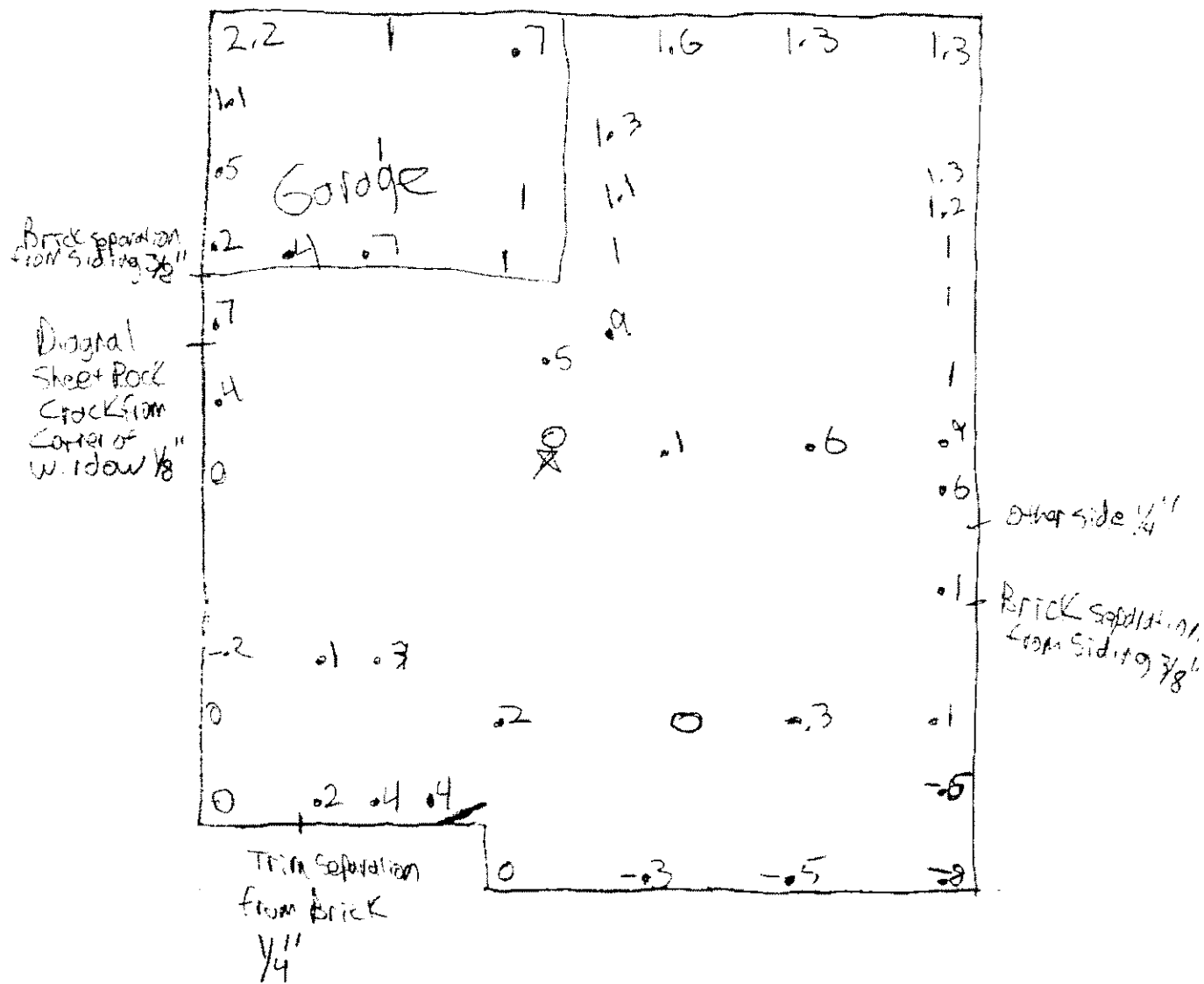
Guaranteed Bid Dated

Contact Tod Fields

214-354-4163

todfields@aol.com

website Lhfinehomes.com



5045 Shannon
 The Colony TX 75056
 4/29/11

Hard Money

Subject Property

Address: 5045 Shannon
City: The Colony
Subdivision: The Colony
Client: Unknown

Input Variables

Sales Price: **\$128,000**
List Price: \$62,649
Square Footage: 1,721
Months to Hold: 4.0
Annual Taxes: \$2,663
Monthly HOA Cost: \$0
HOA Transfer Cost: \$0
Monthly Utilities: \$80

Title Cost Based On: \$62,649
Rehab Cost: \$31,983

Carry Costs:

Interest \$3,883
HOA \$0
Taxes \$888
Insurance \$384
Utilities \$320

\$5,474

Acquisition Cost:

RE Transaction Fee \$545
Survey \$375
Inspection \$350
Title \$843
Lender Title Policy \$200
Escrow Fee \$350
Recording \$120
Lender Fees \$3,688
HOA Transfer \$0

\$6,471

Liquidation Cost:

Listing Agent Commission \$3,840
Buyer Agent Commission \$3,840
RE Transaction Fee \$695
Staging \$850
RSC \$495
Title Policy \$993
HOA Transfer \$0
Escrow Fee \$350
Recording \$120

\$11,183

Rehab Costs: \$31,983

Desired Profit: \$10,240

Purchase Price: \$62,649

Cash Required: \$11,503

Cash on Cash Return: 89.02%

Annualized ROI 267.06%

Preston Financing

Subject Property

Address: 5045 Shannon
City: The Colony
Subdivision: The Colony
Client: Unknown

Input Variables

Sales Price: **\$128,000**
List Price: \$62,649
Square Footage: 1,721
Months to Hold: 4.0
Annual Taxes: \$2,663
Monthly HOA Cost: \$0
HOA Transfer Cost: \$0
Monthly Utilities: \$80

Title Cost Based On: \$57,011
Rehab Cost: \$31,983

Carry Costs:

Interest \$2,681
HOA \$0
Taxes \$888
Insurance \$384
Utilities \$320

\$4,273

Acquisition Cost:

RE Transaction Fee \$545
Survey \$375
Inspection \$350
Title \$843
Lender Title Policy \$200
Escrow Fee \$350
Recording \$120
Lender Fees \$1,801
HOA Transfer \$0

\$4,584

Liquidation Cost:

Listing Agent Commission \$3,840
Buyer Agent Commission \$3,840
RE Transaction Fee \$695
Staging \$850
RSC \$495
Title Policy \$993
HOA Transfer \$0
Escrow Fee \$350
Recording \$120

\$11,183

Rehab Costs: \$31,983

Desired Profit: \$12,800

Purchase Price: \$63,178

Cash Required: \$18,779

Cash on Cash Return: 68.16%

Annualized ROI 204.49%

All Cash

Subject Property

Address: 5045 Shannon
City: The Colony
Subdivision: The Colony
Client: Unknown

Input Variables

Sales Price: **\$128,000**
List Price: \$62,649
Square Footage: 1,721
Months to Hold: 4.0
Annual Taxes: \$2,663
Monthly HOA Cost: \$0
HOA Transfer Cost: \$0
Monthly Utilities: \$80

Rehab Cost: \$31,983

Carry Costs:

HOA \$0
Taxes \$888
Insurance \$384
Utilities \$320

\$1,592

Acquisition Cost:

RE Transaction Fee \$545
Survey \$375
Inspection \$350
Title Search \$150
HOA Transfer \$0
Escrow Fee \$350
Recording \$120

\$1,890

Liquidation Cost:

Listing Agent Commission \$3,840
Buyer Agent Commission \$3,840
RE Transaction Fee \$695
Staging \$850
RSC \$495
Title Policy \$993
HOA Transfer \$30
Escrow Fee \$350
Recording \$120

\$11,213

Rehab Costs: \$31,983

Desired Profit: \$15,360

Purchase Price: \$65,963

Cash Required: \$99,836

Cash on Cash Return: 15.39%

Annualized ROI 46.16%