



REALIANT

201 Jacob Drive

201 Jacob Drive, Nicholasville, KY 40356



MLS Number: 1600678

Purchase Price: \$135,000.00
Purchase Closing Costs: \$1,850.00
Estimated Repair Costs: \$10,560.00

Total Cost of Project: **\$147,410.00**
Projected After Repair Value: **\$166,000.00**

Profit & Projections

Total Projected Pre-Tax Profit: \$13,031.74

Total Personal Cash Invested: \$20,363.90
Holding Costs Per Month: \$746.92
Return on Investment (ROI): 63.99%
ROI (Annualized): 973.25%

Profit if held for...

45 Days \$12,525.77
90 Days \$11,441.53
270 Days \$7,104.60

Property Information

Loan Amount: \$125,000.00
Cash From Borrower At Closing: \$22,410.00
Loan Interest Rate: 4.5%

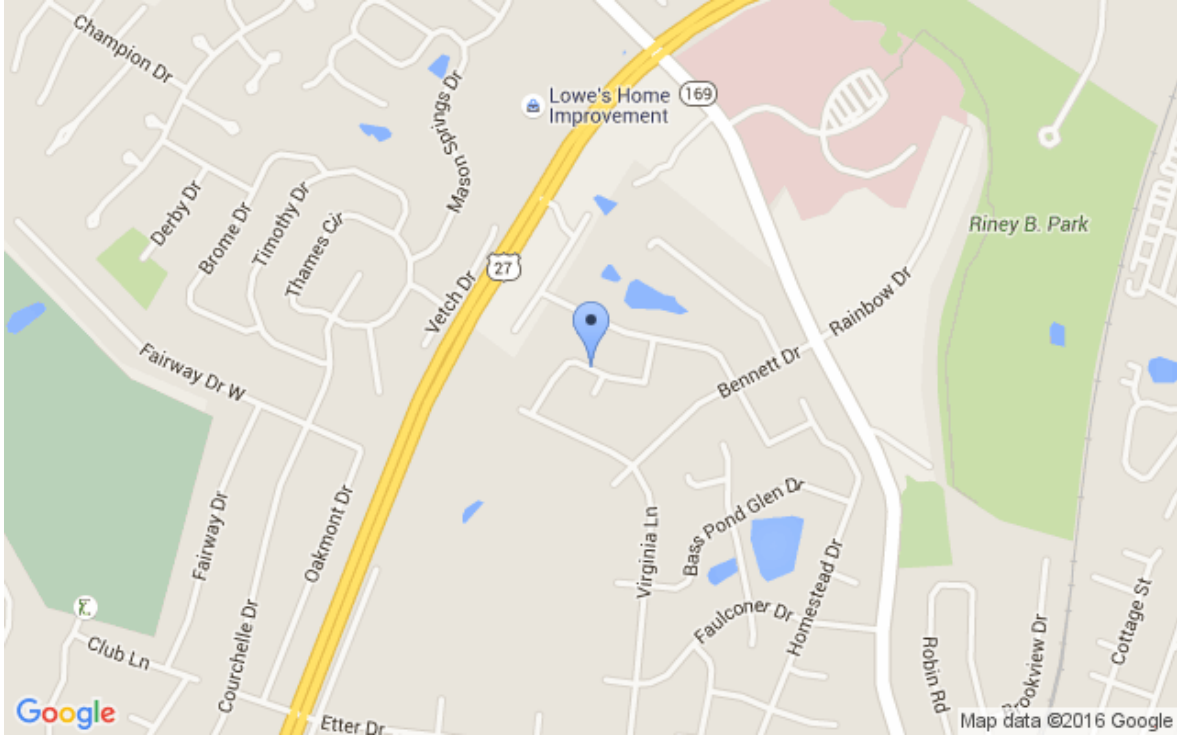
Sales Price after Fix Up (ARV): \$166,000.00
Real Estate Agent Fees: \$4,980.00
Other closing costs:
Total days held: 24.0 days

Monthly Expenses

Mortgage Payment: \$468.75
Electricity: \$75.00
Gas:
Water/Sewage: \$29.00
Garbage:
HOA Fees:
Insurance:
Property Taxes: \$159.17
Other:

Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.

Property Type	Single Family
Pool	No
Heating	No
Cooling	0
Fireplace	No
Garage	0



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