



# ESTIMATED PROFIT ON RESALE

## Property Acquired for Immediate Disposition

Prepared by: Agent \_\_\_\_\_ Phone \_\_\_\_\_  
 Broker \_\_\_\_\_ Email \_\_\_\_\_

DATE: \_\_\_\_\_ 20\_\_\_\_\_, prepared by \_\_\_\_\_.

Property description \_\_\_\_\_

Title to be acquired on \_\_\_\_\_, 20\_\_\_\_\_. Date of anticipated resale \_\_\_\_\_, 20\_\_\_\_\_.

**ESTIMATES:**

1. Fair Market Value (estimated as of date of purchase) . . . . . \$ \_\_\_\_\_
2. Encumbrances:
  - 2.1 First trust deed . . . . . \$ \_\_\_\_\_
  - 2.2 Second trust deed . . . . . \$ \_\_\_\_\_
  - 2.3 Other liens/encumbrances . . . . . \$ \_\_\_\_\_
  - 2.4 **TOTAL encumbrances** . . . . . \$ \_\_\_\_\_
3. Acquisition/Fix-up Costs:
  - 3.1 Cash to Seller . . . . . \$ \_\_\_\_\_
  - 3.2 Loan reinstatement . . . . . \$ \_\_\_\_\_
  - 3.3 Loan assumption fees . . . . . \$ \_\_\_\_\_
  - 3.4 Broker's fees . . . . . \$ \_\_\_\_\_
  - 3.5 Legal fees . . . . . \$ \_\_\_\_\_
  - 3.6 Escrow closing costs . . . . . \$ \_\_\_\_\_
  - 3.7 Fix-up/rehabilitation costs . . . . . \$ \_\_\_\_\_
  - 3.8 Other \_\_\_\_\_ . . . . . \$ \_\_\_\_\_
  - 3.9 **TOTAL acquisition costs** . . . . . \$ \_\_\_\_\_
4. Carrying Costs (until anticipated resale date):
  - 4.1 Loan payments . . . . . \$ \_\_\_\_\_  
for \_\_\_\_\_ months.
  - 4.2 HOA assessments . . . . . \$ \_\_\_\_\_  
for \_\_\_\_\_ months.
  - 4.3 Property taxes due . . . . . \$ \_\_\_\_\_
  - 4.4 Hazard/bond insurance premium . . . . . \$ \_\_\_\_\_
  - 4.5 Utilities . . . . . \$ \_\_\_\_\_
  - 4.6 Accounting/legal fees . . . . . \$ \_\_\_\_\_
  - 4.7 Management fees . . . . . \$ \_\_\_\_\_
  - 4.8 Maintenance/upkeep . . . . . \$ \_\_\_\_\_
  - 4.9 Repair/replacements . . . . . \$ \_\_\_\_\_
  - 4.10 Lawn/gardening . . . . . \$ \_\_\_\_\_
  - 4.11 Other \_\_\_\_\_ . . . . . \$ \_\_\_\_\_
  - 4.12 **TOTAL carrying costs** . . . . . \$ \_\_\_\_\_
5. Resale Expenses:
  - 5.1 Title insurance . . . . . \$ \_\_\_\_\_
  - 5.2 Escrow fees/charges . . . . . \$ \_\_\_\_\_
  - 5.3 Documentary stamps . . . . . \$ \_\_\_\_\_
  - 5.4 Termite inspection/repairs . . . . . \$ \_\_\_\_\_
  - 5.5 Loan prepayment penalty . . . . . \$ \_\_\_\_\_
  - 5.6 Loan reconveyance fee . . . . . \$ \_\_\_\_\_
  - 5.7 Beneficiary statement . . . . . \$ \_\_\_\_\_
  - 5.8 Points (FHA-VA) \_\_\_\_\_% . . . . . \$ \_\_\_\_\_
  - 5.9 Broker's fees \_\_\_\_\_% . . . . . \$ \_\_\_\_\_
  - 5.10 **TOTAL resale expenses** . . . . . \$ \_\_\_\_\_
6. **Expenditure to buy, own and sell** (Sum of lines 2,3,4 and 5) . . . . . \$ \_\_\_\_\_
7. **Estimated net resale profit** (Line 1 minus line 6) . . . . . \$ \_\_\_\_\_