

# PROPERTY REHABILITATION ANALYSIS

Property Address \_\_\_\_\_  
 Age of Property \_\_\_\_\_  
 Listing Broker \_\_\_\_\_  
 Existing Loans And Status \_\_\_\_\_  
 Insured By \_\_\_\_\_ Amount \_\_\_\_\_

## REHABILITATION NEEDED AND ESTIMATED COSTS

### A. Rehabilitation Period Costs:

Architect	_____	
Legal Fees	_____	
Accounting Fees	_____	
Advertising	_____	
Insurance	_____	
Loan Fees	_____	
Loan Interest	_____	
Permits And Fees	_____	_____
Real Estate Taxes		_____
Other	_____	
Contingency	_____	
<b>Subtotal: Rehabilitation Period Costs</b>		_____

### B. Interior:

Kitchen Appliances:		
Stove	_____	
Refrigerator	_____	
Dishwasher	_____	
Washer/Dryer	_____	
Cabinets	_____	
Microwave	_____	
Other	_____	
Total Appliances:	_____	
Master Bedroom		_____
Bedroom Two		_____
Bedroom Three		_____
Bedroom Four		_____
Bathroom One		_____
Bathroom Two		_____
Den		_____
Family Room		_____
Halls	_____	
Floors	_____	
Elevator	_____	
Water Heater	_____	
Water Softener	_____	
Boiler	_____	
Air Conditioning/Ventilation		_____
Heating System	_____	
Electrical	_____	
Plumbing		
Fire Protection System	_____	
Furniture/Fixtures		_____
Other	_____	
Contingency	_____	
<b>Subtotal: Interior</b>		_____

## PROPERTY REHABILITATION ANALYSIS

### C. Exterior:

Roof  
Windows  
Doors  
Walls  
Trim  
Garage  
Chimney  
Yard  
Landscaping  
Well  
Septic Tank  
Sprinkler System  
Driveway  
Walkways  
Porch  
Fence  
Steps  
Pool/Pool Equipment  
Lighting/Light Fixtures  
Other Contingency

**Subtotal: Exterior** \_\_\_\_\_

### D. Amount Invested:

First Mortgage  
Second Mortgage  
Third Mortgage  
Other Liens  
Back Payments  
Back Taxes  
Closing Costs  
Estimated Costs To Sell  
Other

**Subtotal: Amount Invested** \_\_\_\_\_

**TOTAL COSTS EXCLUDING SELLER'S EQUITY (A+B+C+D)** \_\_\_\_\_

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Estimated Selling Price Based On Comparisons \_\_\_\_\_

Less Amount Invested (Total Costs Excluding Sellers Equity) \_\_\_\_\_

Profit Before Cash Or Notes to Seller For Equity \_\_\_\_\_

Less Cash Or Notes To Seller \_\_\_\_\_

Estimated Gross Profit \_\_\_\_\_

***"Your Southeastern Connecticut Investment Specialist"***

**Gary Grimm – ERA Realty Pros – 860-739-5333 ext.132**

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