



# 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 buyers closing costs – 4% of the sale price.

\$ 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

## Profit

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 buyers closing costs – 4% of the sale price.

\$

**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.

\$

**Profit**

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.

%

**PROPERTY INSPECTION AND COST FORM**

Property Address: \_\_\_\_\_ Agent: \_\_\_\_\_  
City & Zip: \_\_\_\_\_ Lockbox Code: \_\_\_\_\_  
Sq. Footage: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Bathrooms: \_\_\_\_\_ Garage \_\_\_\_\_  
Utilities (Y / N) Water: \_\_\_\_\_ Sewer: \_\_\_\_\_ Gas: \_\_\_\_\_ Elec.: \_\_\_\_\_ Other: \_\_\_\_\_

**1. BASEMENT:**

A. Water Proofing \_\_\_\_\_ \$ \_\_\_\_\_  
B. Room Dividing \_\_\_\_\_ \$ \_\_\_\_\_  
C. Furnace \_\_\_\_\_ \$ \_\_\_\_\_  
D. AC \_\_\_\_\_ \$ \_\_\_\_\_  
E. Hot Water Tank \_\_\_\_\_ \$ \_\_\_\_\_  
F. Electrical Panel \_\_\_\_\_ \$ \_\_\_\_\_  
G. Mechanical \_\_\_\_\_ \$ \_\_\_\_\_  
H. Floor \_\_\_\_\_ \$ \_\_\_\_\_  
I. Glass Block \_\_\_\_\_ \$ \_\_\_\_\_  
J. Plumbing \_\_\_\_\_ \$ \_\_\_\_\_  
K. Other \_\_\_\_\_ \$ \_\_\_\_\_

**2. FLOOR COVERING: ALL ROOMS**

A. Carpet \_\_\_\_\_ sq. ft. x price per sq. ft. \$ \_\_\_\_\_ color \_\_\_\_\_ \$ \_\_\_\_\_  
B. Vinyl \_\_\_\_\_ sq. ft. x price per sq. ft. \$ \_\_\_\_\_ type \_\_\_\_\_ \$ \_\_\_\_\_  
C. Wood \_\_\_\_\_ sq. ft. x price per sq. ft. \$ \_\_\_\_\_ color \_\_\_\_\_ \$ \_\_\_\_\_  
D. Ceramic \_\_\_\_\_ sq. ft. x price per sq. ft. \$ \_\_\_\_\_ color \_\_\_\_\_ \$ \_\_\_\_\_  
E. Other \_\_\_\_\_ sq. ft. x price per sq. ft. \$ \_\_\_\_\_ \$ \_\_\_\_\_

**3. WALLS (Prep & Paint )**

A. Repairs \_\_\_\_\_ \$ \_\_\_\_\_  
B. Paint \_\_\_\_\_ \$ \_\_\_\_\_  
C. Wallpaper Removal \_\_\_\_\_ \$ \_\_\_\_\_  
D. Other \_\_\_\_\_ \$ \_\_\_\_\_

**4. STRUCTURAL:**

A. Insulation \_\_\_\_\_ \$ \_\_\_\_\_  
B. Drywall \_\_\_\_\_ \$ \_\_\_\_\_  
C. Floors \_\_\_\_\_ \$ \_\_\_\_\_  
D. Stairs & Stairwells \_\_\_\_\_ \$ \_\_\_\_\_  
E. Other \_\_\_\_\_ \$ \_\_\_\_\_

**5. CARPENTRY INTERIOR:**

A. Trim \_\_\_\_\_ \$ \_\_\_\_\_  
B. Doors \_\_\_\_\_ \$ \_\_\_\_\_  
C. Door Hardware \_\_\_\_\_ \$ \_\_\_\_\_  
D. Railing & Spindles \_\_\_\_\_ \$ \_\_\_\_\_  
E. Other \_\_\_\_\_ \$ \_\_\_\_\_

**6. KITCHEN:**

A. Cabinets \_\_\_\_\_ ln. ft. x price per ln. ft. \$ \_\_\_\_\_ finish \_\_\_\_\_ \$ \_\_\_\_\_  
B. Countertop \_\_\_\_\_ ln. ft. x price per ln. ft. \$ \_\_\_\_\_ finish \_\_\_\_\_ \$ \_\_\_\_\_  
C. Backsplash \_\_\_\_\_ \$ \_\_\_\_\_  
D. Electrical \_\_\_\_\_ \$ \_\_\_\_\_  
E. Plumbing \_\_\_\_\_ \$ \_\_\_\_\_  
F. Appliances \_\_\_\_\_ \$ \_\_\_\_\_  
G. Other \_\_\_\_\_ \$ \_\_\_\_\_

**7. BATHS:**

A. Tubs Refinish \_\_\_\_\_ Replace \_\_\_\_\_ \$ \_\_\_\_\_  
B. Surrounds Refinish \_\_\_\_\_ Replace \_\_\_\_\_ \$ \_\_\_\_\_  
C. Toilets Repair \_\_\_\_\_ Replace \_\_\_\_\_ \$ \_\_\_\_\_  
D. Faucets Tub \_\_\_\_\_ Sink \_\_\_\_\_ \$ \_\_\_\_\_  
E. Vanities \_\_\_\_\_ \$ \_\_\_\_\_  
F. Sinks Pedestal \_\_\_\_\_ Drop in \_\_\_\_\_ Solid top \_\_\_\_\_ \$ \_\_\_\_\_  
G. Mirrors \_\_\_\_\_ \$ \_\_\_\_\_  
H. Plumbing \_\_\_\_\_ \$ \_\_\_\_\_  
I. Electrical \_\_\_\_\_ \$ \_\_\_\_\_

# PROPERTY INSPECTION AND COST FORM

## 8. ELECTRICAL:

A. Cans \_\_\_\_\_ \$ \_\_\_\_\_  
B. Switches \_\_\_\_\_ \$ \_\_\_\_\_  
C. Outlets \_\_\_\_\_ \$ \_\_\_\_\_  
D. Fans \_\_\_\_\_ \$ \_\_\_\_\_  
E. Ceiling fixtures \_\_\_\_\_ \$ \_\_\_\_\_

## 9. FINISH PLUMBING:

A. Supply Lines & Traps \_\_\_\_\_ \$ \_\_\_\_\_

## 10. CLEANING:

A. Demo \_\_\_\_\_ \$ \_\_\_\_\_  
B. Dumpster \_\_\_\_\_ \$ \_\_\_\_\_  
C. Final Cleaning \_\_\_\_\_ \$ \_\_\_\_\_

## 11. OTHER REPAIRS:

A. \_\_\_\_\_ \$ \_\_\_\_\_  
B. \_\_\_\_\_ \$ \_\_\_\_\_  
C. \_\_\_\_\_ \$ \_\_\_\_\_  
D. \_\_\_\_\_ \$ \_\_\_\_\_

## 12. CARPENTRY EXTERIOR:

A. Siding \_\_\_\_\_ \$ \_\_\_\_\_  
B. Trim \_\_\_\_\_ \$ \_\_\_\_\_  
C. Doors \_\_\_\_\_ House \_\_\_\_\_ Garage \_\_\_\_\_ \$ \_\_\_\_\_  
D. Windows \_\_\_\_\_ \$ \_\_\_\_\_  
E. Other \_\_\_\_\_ \$ \_\_\_\_\_

## 13. ROOF:

A. Roof Repair \_\_\_\_\_ \$ \_\_\_\_\_  
B. Replace Shingles \_\_\_\_\_ \$ \_\_\_\_\_  
C. Sheathing \_\_\_\_\_ \$ \_\_\_\_\_  
D. Gutters \_\_\_\_\_ \$ \_\_\_\_\_  
E. Other \_\_\_\_\_ \$ \_\_\_\_\_

## 14. EXTERIOR PAINTING:

A. Siding \_\_\_\_\_ \$ \_\_\_\_\_  
B. Trim \_\_\_\_\_ \$ \_\_\_\_\_  
C. Doors \_\_\_\_\_ \$ \_\_\_\_\_  
D. Windows \_\_\_\_\_ \$ \_\_\_\_\_  
E. Other \_\_\_\_\_ \$ \_\_\_\_\_

## 15. PORCHES:

A. Floors \_\_\_\_\_ \$ \_\_\_\_\_  
B. Railing \_\_\_\_\_ \$ \_\_\_\_\_  
C. Deck \_\_\_\_\_ \$ \_\_\_\_\_  
D. Other \_\_\_\_\_ \$ \_\_\_\_\_

## 16. STRUCTURAL EXTERIOR:

A. Foundation \_\_\_\_\_ \$ \_\_\_\_\_  
B. Walls \_\_\_\_\_ \$ \_\_\_\_\_  
C. Tuck Pointing \_\_\_\_\_ \$ \_\_\_\_\_  
D. Other \_\_\_\_\_ \$ \_\_\_\_\_

## 17. DRIVEWAY:

A. Concrete \_\_\_\_\_ \$ \_\_\_\_\_  
B. Asphalt \_\_\_\_\_ \$ \_\_\_\_\_  
C. Sidewalks \_\_\_\_\_ \$ \_\_\_\_\_  
D. Other \_\_\_\_\_ \$ \_\_\_\_\_

# PROPERTY INSPECTION AND COST FORM

**18. GARAGE:**

A. Floor		\$			
B. Roof		\$			
C. Siding		\$			
D. Doors	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Man door</td> <td style="width: 33%; border-bottom: 1px solid black;">7ft. door</td> <td style="width: 33%; border-bottom: 1px solid black;">16ft. door</td> </tr> </table>	Man door	7ft. door	16ft. door	\$
Man door	7ft. door	16ft. door			
E. Gutters		\$			
F. Other		\$			

**19. LANDSCAPING:**

A. Lawns		\$
B. Shrubs		\$
C. Beds		\$
D. Tree removal		\$

**20. OTHER REPAIRS:**

A.		\$
B.		\$
C.		\$
D.		\$

**TOTAL**      \$ \_\_\_\_\_

**ROOM SIZES:**

			CARPET	VINLY	WOOD
Living room	_____ x _____	sq. ft. _____			
Dining room	_____ x _____	sq. ft. _____			
Den	_____ x _____	sq. ft. _____			
Kitchen	_____ x _____	sq. ft. _____			
Bed room 1	_____ x _____	sq. ft. _____			
Bed room 2	_____ x _____	sq. ft. _____			
Bed room 3	_____ x _____	sq. ft. _____			
Bed room 4	_____ x _____	sq. ft. _____			
Bed room 5	_____ x _____	sq. ft. _____			
Attic	_____ x _____	sq. ft. _____			
Bath room 1	_____ x _____	sq. ft. _____			
Bath room 2	_____ x _____	sq. ft. _____			
Bath room 3	_____ x _____	sq. ft. _____			
Basement	_____ x _____	sq. ft. _____			