

Hi **Tye Knottingham**

Below is analysis for your property at **99 Noodle Down Circle**

House Data Report

Session ID 53 - 2021-02-16 at 4:39 pm

Name Tye Knottingham

Address 1 99 Noodle Down Circle

Address 2

City Blue City

County Clay

State Illinois

Zipcode 65012

House size 1650 sq.ft.

House type Single Family

Mortgage \$1,000

Taxes \$200

Insurance \$50

Utilities \$250

HOA \$

Estimated Market Value As-Is \$144,591

Estimated Market Value Mid-range \$176,000

Estimated Market Value High end \$200,640

Motivation Need to Cash

Occupancy Occupied

Deadline Need to sell Immediately

Capability Capability and willing

Financial Resources I can do moderate R&R

Repairs

Item	R&R Cost	Cost Est.
Interior Cleanout & Debris Removal	\$0	\$0
Exterior Cleanup & Debris. Removal	\$0	\$0
Interior Floors	\$2,239	\$0
Roof	\$0	\$0
General Condition of Windows	\$0	\$0
General Condition of Exterior Doors	\$0	\$0
Exterior Siding Condition (including fascia and soffit)	\$0	\$0
Interior Doors	\$2,063	\$0
Interior Walls and Ceilings - Bedrooms, hallways, family/great etc rooms	\$5,598	\$0
Baths	\$3,536	\$0
Kitchen	\$17,973	\$0
HVAC System	\$0	\$0
Sub Totals	\$31,409	\$0
Total Repair and Renovation Costs	\$31,409	

General Property Condition

Subfloor No Response

Exterior sheathing No Response

Wood deck The wood deck is of recent construction and is solid and treated

Patio The patio is solid, level and in good condition

Brick exterior walls No Response

Foundation and basement floor No Response

Fireplace and chimney No Response

Repair or removal of outbuildings including garage (if they exist) No Response

Site work or landscaping No Response

Pavement, e.g., driveway repair or replacement No Response

General Observations

The following general observations (if any) are provided by an algorithm within the system and do not replace the need for a discussion with a real estate professional.

Summary observations

Selling a property quickly may allow for either a quick cash sale or traditional listing on the retail market with an agent. Not surprisingly, as is usually the case, price is the primary factor. Generally, a quick sale implies selling "As-Is." There's no magic to this. In a quick "As-Is" sale you must factor in reasonable R&R costs along with a value reflecting amount of work involved, cost of making improvements, and the motivation for making those improvements (e.g., profit for an investor).

Use the estimates provided by the Options Model as a framework for discussion with your Park REI professional.

Sale Option Reports

Cash Sale Without Representation

Net on Sale \$112,800
Cash Offer Discount \$140,800
Investor Repair Costs \$25,000
Seller Repair Costs \$0
Seller Closing Costs \$0
Seller Agent Commission \$0
Holding Cost \$3,000
Elapsed time List to Close 2 mo.

MLS – Traditional Full Commission

As-Is No Repairs

Net on Sale \$130,024
Sale Price \$144,591
Repair Costs \$0
Cost of Sale \$11,567
Holding Cost \$3,000
Elapsed time to Close
 Repair Time 1 mo.
 On Market 1 mo.

Mid-Market

Net on Sale \$124,511
Sale Price \$176,000
Repair Costs \$31,409
Cost of Sale \$14,080
Holding Cost \$6,000
Elapsed time to Close
 Repair Time 2 mo.
 On Market 2 mo.

High-End

Net on Sale \$142,680
Sale Price \$200,640
Repair Costs \$31,409
Cost of Sale \$16,051
Holding Cost \$10,500
Elapsed time to Close
 Repair Time 4 mo.
 On Market 3 mo.

Sale option reports

MLS – Flat Fee Reduced Representation

As-Is No Repairs

Net on Sale \$133,862
Sale Price \$144,591
Repair Costs \$0
Cost of Sale \$7,730
Holding Cost \$3,000
Elapsed time to Close
 Repair Time 1 mo.
 On Market 1 mo.

Mid-Market

Net on Sale \$129,291
Sale Price \$176,000
Repair Costs \$31,409
Cost of Sale \$9,300
Holding Cost \$6,000
Elapsed time to Close
 Repair Time 2 mo.
 On Market 2 mo.

High-End

Net on Sale \$148,199
Sale Price \$200,640
Repair Costs \$31,409
Cost of Sale \$10,532
Holding Cost \$10,500
Elapsed time to Close
 Repair Time 4 mo.
 On Market 3 mo.

Sale option reports

MLS – Reduced Commission Rate

As-Is No Repairs

Net on Sale \$132,916
Sale Price \$144,591
Repair Costs \$0
Cost of Sale \$8,675
Holding Cost \$3,000
Elapsed time to Close
 Repair Time 1 mo.
 On Market 1 mo.

Mid-Market

Net on Sale \$128,031
Sale Price \$176,000
Repair Costs \$31,409
Cost of Sale \$10,560
Holding Cost \$6,000
Elapsed time to Close
 Repair Time 2 mo.
 On Market 2 mo.

High-end

Net on Sale \$146,693
Sale Price \$200,640
Repair Costs \$31,409
Cost of Sale \$12,038
Holding Cost \$10,500
Elapsed time to Close
 Repair Time 4 mo.
 On Market 3 mo.

Sale option reports

MLS – Combined Commission Rate and Flat Fee Graduated

As-Is No Repairs

Net on Sale \$132,916
Sale Price \$144,591
Repair Costs \$0
Cost of Sale \$7,230
Holding Cost \$3,000
Elapsed time to Close
 Repair Time 1 mo.
 On Market 1 mo.

Mid-Market

Net on Sale \$128,031
Sale Price \$176,000
Repair Costs \$31,409
Cost of Sale \$8,800
Holding Cost \$6,000
Elapsed time to Close
 Repair Time 2 mo.
 On Market 2 mo.

High-End

Net on Sale \$146,693
Sale Price \$200,640
Repair Costs \$31,409
Cost of Sale \$10,032
Holding Cost \$10,500
Elapsed time to Close
 Repair Time 4 mo.
 On Market 3 mo.

Sale option reports

FSBO

As-Is No Repairs

Net on Sale \$133,362
Sale Price \$144,591
Repair Costs \$0
Cost of Sale \$7,230
Holding Cost \$4,500
Advertising \$1,000
Elapsed time to Close
Repair Time 1 mo.
On Market 1 mo.

Mid-Market

Net on Sale \$128,791
Sale Price \$176,000
Repair Costs \$31,409
Cost of Sale \$8,800
Holding Cost \$9,000
Advertising \$1,000
Elapsed time to Close
Repair Time 2 mo.
On Market 2 mo.

High-End

Net on Sale \$147,699
Sale Price \$200,640
Repair Costs \$31,409
Cost of Sale \$10,032
Holding Cost \$16,500
Advertising \$1,000
Elapsed time to Close
Repair Time 4 mo.
On Market 3 mo.