



iRealEstatePro.com

1234 W Any Street

Phoenix, AZ

### Sell Now

Cash Offer

Institutional buyer #1

Est Days to Find Buyer	0
Avg Days to Close	14
Avg # of Showings	0 Showings
Inspection	Yes

<b>Cash Offer Price</b>	<b>\$ 300,000.00</b>
Service Charge	6.75% \$ 20,250.00
Commission	<b>\$ 0.00</b>
Commission Flat	
Rehab Reserve	<b>\$ 9,000.00</b>
Mortgage Payoff	<b>\$ 200,000.00</b>
Seller Concessions	<b>\$ 0.00</b>
Closing Costs	1.25% \$ 3,750.00
HOA Transfer Fee	<b>\$ 650.00</b>
<b>Net Proceeds</b>	<b>\$ 66,350.00</b>

All HOA fees are seller's responsibility.

### Sell Now

Cash Offer

Institutional buyer #2

Est Days to Find Buyer	0
Avg Days to Close	12
Avg # of Showings	0 Showings
Inspection	Yes

<b>Cash Offer Price</b>	<b>\$ 299,000.00</b>
Service Charge	6.50% \$ 19,435.00
Commission	<b>\$ 0.00</b>
Commission Flat	
Rehab Reserve	<b>\$ 7,475.00</b>
Mortgage Payoff	<b>\$ 200,000.00</b>
Seller Concessions	<b>\$ 0.00</b>
Closing Costs	1.25% \$ 3,737.50
HOA Transfer Fee	<b>\$ 650.00</b>
<b>Net Proceeds</b>	<b>\$ 67,702.50</b>

All HOA fees are seller's responsibility.

### Sell Now

Cash Offer

Institutional buyer #3

Est Days to Find Buyer	0
Avg Days to Close	10
Avg # of Showings	0 Showings
Inspection	Yes

<b>Cash Offer Price</b>	<b>\$ 303,000.00</b>
Service Charge	7.25% \$ 21,967.50
Commission	<b>\$ 0.00</b>
Commission Flat	
Rehab Reserve	<b>\$ 10,605.00</b>
Mortgage Payoff	<b>\$ 200,000.00</b>
Seller Concessions	<b>\$ 0.00</b>
Closing Costs	1.25% \$ 3,787.50
HOA Transfer Fee	<b>\$ 650.00</b>
<b>Net Proceeds</b>	<b>\$ 65,990.00</b>

All HOA fees are seller's responsibility.

### List

Test the Market

Est Days to Find Buyer	45
Avg Days to Close	25
Avg # of Showings	12
Inspection	Yes

<b>Est. Contract Price</b>	<b>\$ 315,000.00</b>
Service Charge	<b>\$ 0.00</b>
Commission	6.00% \$ 18,900.00
Commission Flat	
Rehab Reserve	<b>\$ 2,363.00</b>
Mortgage Payoff	<b>\$ 200,000.00</b>
Seller Concessions	1.50% \$ 4,725.00
Closing Costs	1.25% \$ 3,937.50
HOA Transfer Fee	<b>\$ 400.00</b>
<b>Net Proceeds</b>	<b>\$ 84,674.50</b>

Some HOA fees are negotiated with buyer if applicable. Seller responsible for HOA Disclosure fees if property is in an HOA.

The data above is for estimation purposes only and accuracy of the figures herein set forth is NOT GUARANTEED. The actual costs with respect to each transaction may vary depending on the circumstances. All liens may not yet have been identified.