



PROPERTY FEATURES				STRUCTURAL REPAIRS			
Street Address:	6390 NW 45th St			Cracks?:	YES / NO	Moisture?:	YES / NO
City/State/Zip:	Kansas City, Mo 64151			Settling?:	YES / NO	Bowing Walls:	YES / NO
Square Feet:	2100	# of Beds:	4	Baths:	3	Piers: SOG 8ft oc 1-Story 7ft oc 2-Story 6ft oc Masonry 5ft oc + 2 piers @ corners	
Property Type:	REO SHORT SALE HUD HOMEPATH OTHER:			NOTES:			
Property Vacant?	YES / NO		Winterized?:	YES / NO			


EXTERIOR PROPERTY FEATURES/REPAIRS				KITCHEN FEATURES/REPAIRS			
Repair/Replace	QTY	Unit	Exterior Notes:	Repair/Replace	QTY	Unit	Kitchen Notes:
Painting		Sq ft					
Wood siding		Sq ft					
Wood trim		lf					
Vinyl siding		Sq ft					
Brick/stone		Sq ft					
Roofing		SQ					
Gutters/downspouts		lf					
Garage Doors		ea					
Entry door		ea					
Patio door		ea					
Windows		ea					
Shutters		ea					
Deck		Sq ft					
Fence		lf					
Concrete driveway		Sq ft					
Concrete sidewalk		Sq ft					
Shed		ea					
Mulch		Sq ft					
Tree removal/trim		ea					
Base Cabinets		lf					
Upper Cabinets		lf					
Countertop		Sq ft					
Backsplash		Sq ft					
Tile flooring		Sq ft					
Hardwood flooring		Sq ft					
Paint		Sq ft					
Wood trim		lf					
Sink		ea					
Faucet Fixture		ea					
Garbage Disposal		ea					
Range		ea					
Refrigerator		ea					
Dishwasher		ea					
Microwave/Range Hood		ea					
Duct vent		ea					
GFI Plugs/Outlets		ea					
Light fixtures		ea					
Can lighting		ea					

COMMON ROOM FEATURES/REPAIRS											Notes:
Repair/Replace	Unit	Fill in Quantity Below:									
		Master	Bed 1	Bed 2	Bed 3	Living	Dining	Other 1	Other 2	Total	
Carpet	Sq ft										
Tile flooring	Sq ft										
Hardwood	Sq ft										
Vinyl flooring	Sq ft										
Wallpaper	Sq ft										
Paint	Sq ft										
Doors	ea										
Door hardware	ea										
Closet Doors	ea										
Closet Shelving	lf										
Crown Molding	lf										
Wood Trim	lf										
Duct Vents	ea										
Can light	ea										
Dome light	ea										
Fan Lights	ea										

BATHROOM FEATURES/REPAIRS							MEP SYSTEMS		
Repair/Replace	Unit	Fill in Quantity Below:					Bathroom Notes	System Replace:	
		Master	Bath 1	Bath 2	Bath 3	Total			
Subfloor	Sq ft								
Wall tile	Sq ft								
Floor tile	Sq ft								
Paint	Sq ft								
Vanity cabinet	lf								
Vanity countertop	Sq ft								
Mirror	ea								
Faucet	ea								
Doors	ea								
Door hardware	ea								
Wood trim	ea								
Duct Vents	lf								
Shower pan	ea								
Bathtub	ea								
Shower/tub faucet	ea								
Toilet	ea								
GFI	ea								
Vanity light	ea								
Exhaust fan	ea								
HVAC SYSTEM									
Air conditioner unit								YES / NO	
Furnace: GAS / ELECTRIC								YES / NO	
Duct work modification req'd:								YES / NO	
Asbestos wrapping on duct?								YES / NO	
PLUMBING SYSTEM									
Water Heater: GAS / ELEC								YES / NO	
Piping: COPP / GALV / LEAD								YES / NO	
Water supply line work:								YES / NO	
Sanitary line work:								YES / NO	
Asbestos insulation on piping								YES / NO	
ELECTRICAL SYSTEM									
Electrical Service:								YES / NO	
Electrical Panel:								YES / NO	
Wiring: COPP / ALUM / KNOB								YES / NO	
Cable Service Work:								YES / NO	
Notes:									

Preliminary Budget	Preliminary Budget	Walkthrough Adjustments ↑↓	Post-Walkthrough	Comments 
General Conditions	\$1,660			
Demolition	\$1,200			
Structural Improvements	\$0			
Concrete/Flatwork	\$0			
Masonry	\$0			
Siding	\$0			
Decking	\$0			
Roofing	\$0			
Doors & Windows	\$5,375			
Garage Doors	\$1,500			
Landscaping	\$750			
Miscellaneous Exterior Improvements	\$615			
Framing and Drywall	\$500			
Cabinets & Countertops	\$12,015			
Doors & Trim	\$4,863			
Carpet and Resilient Flooring	\$3,600			
Hardwood Flooring	\$3,000			
Tiling	\$5,922			
Painting	\$4,950			
Appliances	\$3,000			
Plumbing	\$3,960			
HVAC	\$2,550			
Electrical	\$4,877			
Staging and Furnishings	\$585			
TOTAL REPAIR COSTS	\$60,922			

Preliminary Maximum Purchase Price Analysis		Post Walkthrough MPP Analysis 	
Potential Sales Price	\$215,000	Potential Sales Price	_____
Buying Costs	\$1,050	Buying Costs	_____
Holding Costs	\$2,917	Holding Costs	_____
Selling Costs	\$15,800	Selling Costs	_____
Repair Costs	\$60,922	Repair Costs	_____
Repair Cost Contingency <u>5%</u>	\$3,046	Repair Cost Contingency	_____
Desired Profit	<u>\$32,250</u>	Desired Profit	_____
Maximum Purchase Price	\$99,015	Maximum Purchase Price	_____
Net to Owner	\$93,411	Net to Owner	_____

OFFER TRACKING 			
Offer 1: _____	Date: _____	Counter 1: _____	Date: _____
Offer 2: _____	Date: _____	Counter 2: _____	Date: _____
Offer 3: _____	Date: _____	Counter 3: _____	Date: _____

NOTES:

