



608B CAPITAL

FIX & FLIP UNDERWRITING WORKSHEET

This worksheet reflects the underwriting discipline used by 608B Capital when evaluating short-term investment loans.

SECTION 1: DEAL SNAPSHOT

Property Address:

Market (City/State):

Property Type:

Square Footage:

Beds/Baths:

Purchase Price (\$):

Estimated Rehab Budget (\$):

Total Project Cost (\$):

SECTION 2: AFTER REPAIR VALUE (ARV) ANALYSIS

Comp #1 Address / Sale Price / Sq Ft:

Comp #2 Address / Sale Price / Sq Ft:

Comp #3 Address / Sale Price / Sq Ft:

Average Price per Sq Ft (\$):

Projected ARV (\$):

[] Stress Test ARV at -5%

[] Stress Test ARV at -10%

Stressed ARV (\$):

SECTION 3: LOAN STRUCTURE ASSUMPTIONS

Loan Amount Requested (\$):

Loan-to-Value (Loan ÷ ARV) (%):

[] Is LTV ≤ 70%?

Interest Rate Assumed (%):

Loan Term (Months):

Points (%):

SECTION 4: COST OF CAPITAL

Loan Amount (\$):

Interest Cost (Loan x Rate x Term) (\$):

Points Cost (\$):

Total Financing Cost (\$):

SECTION 5: HOLDING COSTS (MONTHLY)

Taxes (\$):

Insurance (\$):

Utilities (\$):

HOA (\$):

Other (\$):

Total Monthly Carry (\$):

Total Carry (Monthly x Hold Period) (\$):

SECTION 6: EXIT COSTS

Agent Commission (%):

Estimated Closing Costs (\$):

Total Selling Costs (\$):

SECTION 7: PROFIT ANALYSIS

Projected ARV (\$):

Estimated Gross Profit (\$):

Profit Margin (% of ARV):

Minus:

- **Purchase Price**
- **Rehab Budget**
- **Financing Cost**
- **Holding Costs**
- **Selling Costs**

SECTION 8: RISK TEST

Does the deal still work at -5% ARV?

Does the deal still work with +30 days hold time?

Is projected profit \geq 15–20% of total project cost?

If not, reconsider.

SECTION 9: EXECUTION READINESS

Contractor Bid Secured

Rehab Timeline Established

Exit Strategy Defined

Buyer Demand Verified

FINAL DECISION:

Submit for Review

Renegotiate

Walk Away