FORM 17.1

CURRENT PROPERTY VALUATION WORKSHEET

Property Address: ____

Tax & Appraisal & Replacement Value

Taxed Assessed Value (as of year__________): $ ____________________
**AV x Gross Multiplier*

Appraised Value *(if known)*: $ ____________________

Comparable #1: ________________________________ Sale date________

$_______________ +/- $_________ Adjusted Value $________________

Comparable #2: ________________________________ Sale date________

$_______________ +/- $_________ Adjusted Value $________________

Comparable #3: ________________________________ Sale date________

$_______________ +/- $_________ Adjusted Value $________________

Average Comparable Value: $ ____________________

Square Footage__________________ Replacement Cost Value: $ ____________________

Value & Offer Reconciliation

Estimated Retail/Street Value from above: $ ____________________

Less 15-20% profit margin (minimum depending on market): - ____________________

Estimated repair & clean-up costs: - ____________________

Estimated marketing costs : - ____________________

Cost to extinguish liens (senior and junior): - ____________________

Cost for property search, misc. acquisition and closing costs: - ____________________

Holding costs (3 month minimum): - ____________________

Maximum acquisition cost (for equity): = $ ____________________

Total of liens + Equity acquisition = Maximum offer price: $ ____________________