

# 3 SIMPLE WAYS TO ANALYZE A FIX A FLIP

**MAO** = Maximum Allowable Offer

**ARV** = after repair value. 3 lowest sold comparable properties in (similar lot size, bedrooms, bathrooms, finishes)

**AIV** = as is value (3 lowest priced as is sold comparable properties in (similar lot size, bedrooms, bathrooms, finishes)

**ERC** = estimated repair cost

## Flip Calculation

Maximum  
Allowable  
Offer = AIV  
(\*78%)

## Fix And Flip

Calculation  
Maximum  
Allowable  
Offer = ARV  
(\*78%) - ERC

## Wholesale Deal

Calculation  
Maximum  
Allowable  
Offer = ARV  
(\*78%) - ERC -  
Desired  
Assignment Fee

**Note:** different markets may require slightly different calculations. Slower markets need 75% or 70% of ARV (- repair costs), while hotter markets can be up to 80% ARV - repair costs)

