



# Net Proceeds to Lender Comparables

Property Address: 4945 Heights Pl. NE Albuquerque, NM  
As-is valuation #1: \$315,000  
As is valuation #2: \$300,000  
Repaired valuation: \$325,000

**Our Offer:** Current as-is value = \$315,000  
**NET PROCEEDS TO LENDER = \$291,640**

*versus*

**Auction Sale:** Bid @ 75% of current as-is value of \$315,000  
**NET PROCEEDS TO LENDER = \$236,250**

*versus*

**REO Resale:** Current as-is value of \$315,000  
**NET PROCEEDS TO LENDER = \$249,250**

(\$315,000 sales price less broker compensation of \$15,750 and less holding and closing costs of \$50,000—assuming current value in market does not decline)

*versus*

**REO Resale: Current repaired value** of \$325,000  
**NET PROCEEDS TO LENDER = \$247,000**

(\$325,000 sales price less \$10,000 in repairs and less broker compensation of \$18,000 and less holding and closing costs of \$50,000—assuming current value in market does not decline)



Lou Tulga CCIM CRB Copyright© 2009 All Rights Reserved  
3200 Carlisle NE Suite 224 Albuquerque, New Mexico 87110  
Voice 505-889-4569 Fax 505-212-0148 [loutulga@gmail.com](mailto:loutulga@gmail.com)