

THE DEAL TEARDOWN PACK

Real Wise Revival numbers, taken apart line by line. No rented-Lambo math.

Teardown 1 - 11953 Royal Woods Dr (worked example)

The situation: a house our scan flagged because the asking side sat far below what renovated houses nearby were actually selling for. The discipline: price the offer off renovated SOLD comps, walk the repairs honestly, and let the formula - not excitement - set the ceiling.

ARV (renovated sold comps)	\$208,244
x 70%	\$145,771
- Repairs (estimate)	\$39,540
- Fee cushion	\$10,000
= Max offer (MAO)	\$96,231

That leaves \$72,473 of gross spread BEFORE closing, holding, and selling costs. Room is not profit. The decision rule this deal teaches: if the seller's number is above the max offer, we walk - politely, the same day, and the math is why. Walking away is the skill.

Teardown 2 - The comp set that set an ARV (Calgary Ave, El Paso)

A real property in our own records, underwritten through the comp process this pack teaches: 10 sold comps inside the same ZIP, stamped ARV \$206,560. Published here as a comp-package teardown - the lesson is the process: 3+ similar, sold, recent comps before any ARV is stamped, and an honest NO when the comps are not there. A second real property (Laredo) failed that test - 64 sold rows, only 5 priced, 2 similar - so no ARV was stamped and no offer math was run. The no is part of the system.

The lesson under both teardowns

- A comp is only a comp if it matches your house AFTER the work. A \$300K sale after a \$120K rehab is not your unrenovated house's value.
- Falling in love with a house is how investors go broke. Fall in love with math that survives reality.
- Never buy with only one way out. One exit is a bet; two exits is a plan.

Numbers above are the real figures from Wise Revival's own deal records and comp packages, published in full at wiserevivalpartners.com/teardowns/. Education only.