

## Property Description

Single family home with 2 bedrooms, 1 bath, 1,407 sq. ft., built in 1951. This home is located in the Britton Craven Subdivision, has good curb appeal and space to convert into a 3 bedroom to maximize After Repair Value. Real wood floors.



After Repair Value  
\$125,000.00



Purchase Price  
\$70,759.00



Rehab Budget  
\$26,250.00



Profit  
\$20,000.00

## Financial Summary for Flipper

### Financial Breakdown

#### Purchase Costs

Purchase Price	(\$70,759.00)
Purchase Closing Costs	(\$645.00)
<b>Total</b>	<b>(\$71,404.00)</b>

#### Rehab Costs

Total Rehab Costs	(\$26,250.00)
<b>Total</b>	<b>(\$26,250.00)</b>

#### Holding Costs

Monthly Holding Costs	(\$1,048.00)
Total Days Held	60
<b>Total</b>	<b>(\$2,096.00)</b>

#### Sales Costs

After Repair Value	\$125,000.00
All Selling Closing Costs	(\$1,500.00)
Real Estate Agent Fees	(\$3,750.00)
<b>Total</b>	<b>\$119,750.00</b>

**Total Profit for Flip** **\$20,000.00**

### Estimated Repairs

#### Exterior Repairs

Roof:	\$1,000.00
Concrete:	N.A.
Gutters:	\$450.00
Garage:	\$3,500.00
Siding:	\$500.00
Landscaping:	\$500.00
Ext. Painting:	\$1,500.00
Septic:	N.A.
Decks/Porches:	N.A.
Foundation:	\$7,000.00
Demo:	\$1,000.00

#### Interior Repairs

Sheetrock:	\$500.00
Plumbing:	\$500.00
Carpentry / Windows / Doors:	\$500.00
Electrical:	\$1,500.00
Int. Painting:	\$1,000.00
HVAC:	\$500.00
Cabinets:	\$3,000.00
Framing:	N.A.
Flooring:	\$2,500.00
Insulation:	\$800.00

#### General Components

Permits:	N.A.
Termites:	N.A.
Mold:	N.A.
Miscellaneous:	N.A.

**Total:** **\$26,250.00**

### Flip Hypothetical Profit If Held For...



\$20,524.00



\$18,952.00



\$12,664.00

### Return on Investment for Flip\*

**20.05%**  
Immediate

**121.97%**  
Annualized



\*Based on no loans or leverage

Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.



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