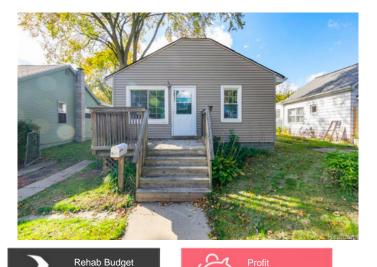
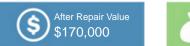


3 bedrooms, 1 bathroom. **Property Description**

Come see this 3-bed ranch in Ferndale! This home offers a brand new roof, brand new flooring, and an updated full bath! All appliances stay in the eat-in kitchen that features ample storage! This home offers a decent-sized porch & deck, in a quiet neighborhood with walkable streets, centralized to I-75, Downtown Ferndale, and Royal Oak!



\$35.000







Financial Breakdown		
Purchase Costs		
Purchase Price	(\$89,815.00)	
Purchase Closing Costs	(\$3,000.00)	
Total	(\$92,815.00)	
Rehab Costs		
Total Rehab Costs	(\$30,000.00)	
Total	(\$30,000.00)	
Holding Costs		
Monthly Holding Costs	(\$150.00)	
Total Days Held	30	
Total	(\$150.00)	
Sales Costs		
After Repair Value	\$170,000.00	
All Selling Closing Costs	(\$3,535.00)	
Real Estate Agent Fees	(\$8,500.00)	
Total	\$157,965.00	
Total Profit for Flip	\$35,000.00	
Flip Hypothetical Profit If Held For		
45 90 270		

45 90 270 Days 934,925.00 \$34,700.00 \$33,800.00

Estimated Repairs

\$30.000

Exterior Repairs Roof: Concrete: Gutters: Garage: Siding: Landscaping: Ext. Painting: Septic: Decks/Porches: Foundation: Demo:	N.A. N.A. N.A. N.A. N.A. N.A. N.A. N.A.
Interior Repairs Sheetrock: Plumbing: Carpentry / Windows / Doors: Electrical: Int. Painting: HVAC: Cabinets: Framing: Flooring: Insulation:	N.A. N.A. N.A. N.A. N.A. N.A. N.A. N.A.
General Components Permits: Termites: Mold: Miscellaneous:	N.A. N.A. N.A. N.A.
Total:	\$30,000.00

Return on Investment for Flip*

28.46% Immediate 346.30%

Annualized



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.