



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!



After Repair Value  
\$170,000



Purchase Price  
\$89,815



Rehab Budget  
\$30,000



Profit  
\$35,000

## Financial Summary for Flipper

### Financial Breakdown

#### Purchase Costs

Purchase Price	(\$89,815.00)
Purchase Closing Costs	(\$3,000.00)
<b>Total</b>	<b>(\$92,815.00)</b>

#### Rehab Costs

Total Rehab Costs	(\$30,000.00)
<b>Total</b>	<b>(\$30,000.00)</b>

#### Holding Costs

Monthly Holding Costs	(\$150.00)
Total Days Held	30
<b>Total</b>	<b>(\$150.00)</b>

#### Sales Costs

After Repair Value	\$170,000.00
All Selling Closing Costs	(\$3,535.00)
Real Estate Agent Fees	(\$8,500.00)
<b>Total</b>	<b>\$157,965.00</b>

**Total Profit for Flip** **\$35,000.00**

### Estimated Repairs

#### Exterior Repairs

Roof:	N.A.
Concrete:	N.A.
Gutters:	N.A.
Garage:	N.A.
Siding:	N.A.
Landscaping:	N.A.
Ext. Painting:	N.A.
Septic:	N.A.
Decks/Porches:	N.A.
Foundation:	N.A.
Demo:	N.A.

#### Interior Repairs

Sheetrock:	N.A.
Plumbing:	N.A.
Carpentry / Windows / Doors:	N.A.
Electrical:	N.A.
Int. Painting:	N.A.
HVAC:	N.A.
Cabinets:	N.A.
Framing:	N.A.
Flooring:	N.A.
Insulation:	N.A.

#### General Components

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

**Total:** **\$30,000.00**

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



\$34,925.00



\$34,700.00



\$33,800.00

### Return on Investment for Flip\*

**28.46%**  
Immediate

**346.30%**  
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.