

Property Description

Raised ranch single family home located in Schaumburg! Amazing opportunity and investment for an investor or handyman and ready to be updated with your own ideas and special touches! Newer roof. Updated hot water heater and Bryant furnace. Hardwood flooring on main level. Expanded living space on lower level, Great Layout! 2 car garage with side lo









According to the data you provided, you can afford to offer \$116,150.00 to get this property under contract and your end buyer will pay \$126,150.00 for the property, netting you a wholesale fee of \$10,000.00. This is based on an eventual ARV of \$247,000.00, a profit for your flipping cash buyer of \$60,000.00, and a rehab budget of \$40,000.00.

Financial Summary for Flipper

Financial Breakdown	
Purchase Costs	
Purchase Price	(\$126,150.00)
Purchase Closing Costs	(\$3,000.00)
Total	(\$129,150.00)
Rehab Costs	
Total Rehab Costs	(\$40,000.00)
Total	(\$40,000.00)
Holding Costs	
Monthly Holding Costs	(\$1,000.00)
Total Days Held	90
Total	(\$3,000.00)
Sales Costs	
After Repair Value	\$247,000.00
All Selling Closing Costs	(\$2,500.00)
Real Estate Agent Fees	(\$12,350.00)
Total	\$232,150.00
Total Profit for Flip	\$60,000.00

Exterior Repairs		Interior Repairs		
Roof: Concrete:	N.A. N.A. N.A.	Sheetrock: Plumbing:	N.A. N.A.	
Gutters: Garage: Siding:	N.A. N.A. N.A.	Carpentry / \ Doors: Electrical:	N.A. N.A.	
Landscaping: Ext. Painting:	N.A. N.A.	Int. Painting: HVAC:	N.A.	
Septic: Decks/Porches:	N.A. N.A.	Cabinets: Framing:	N.A. N.A.	
Foundation: Demo:	N.A. N.A.	Flooring: Insulation:	N.A. N.A.	
		Total:	\$40,000.00	





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.