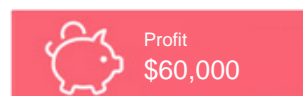
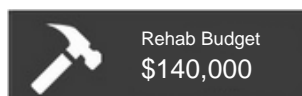
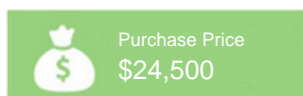


Property Description

4314 Munkers St SE, Salem, OR is a single family home that contains 1,210 sq ft and was built in 1956. It contains 3 bedrooms and 1 bathroom. This home last sold for \$198,575 in April 2019.

The Rent Zestimate for this home is \$1,500/mo, which has decreased by \$89/mo in the last 30 days.



Financial Summary for Flipper

Financial Breakdown

Purchase Costs

| | |
|------------------------|----------------------|
| Purchase Price | (\$24,500.00) |
| Purchase Closing Costs | (\$2,000.00) |
| Total | (\$26,500.00) |

Rehab Costs

| | |
|-------------------|-----------------------|
| Total Rehab Costs | (\$140,000.00) |
| Total | (\$140,000.00) |

Holding Costs

| | |
|-----------------------|---------------------|
| Monthly Holding Costs | (\$850.00) |
| Total Days Held | 180 |
| Total | (\$5,100.00) |

Sales Costs

| | |
|---------------------------|---------------------|
| After Repair Value | \$260,000.00 |
| All Selling Closing Costs | (\$5,000.00) |
| Real Estate Agent Fees | (\$23,400.00) |
| Total | \$231,600.00 |

Total Profit for Flip **\$60,000.00**

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: **\$140,000.00**

Flip Hypothetical Profit If Held For...



\$63,825.00



\$62,550.00



\$57,450.00

Return on Investment for Flip*

34.97%
Immediate

70.90%
Annualized



*Based on no loans or leverage