

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.







Rehab Budget \$140,000



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	
Flip Hypothetical Profit If Held For		

45 Days 90 Days 270 Days 270 Days \$63,825.00 \$62,550.00 \$57,450.00

Estimated Repairs

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:	\$140,000.00

Return on Investment for Flip*

34.97% Immediate 70.90%

Annualized



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