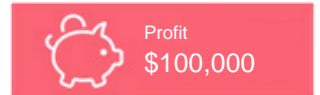
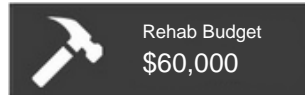
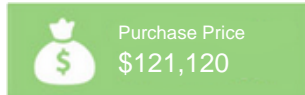


40 Arthur Court , Crete, Illinois, 60417

4 bedrooms, 3.0 bathrooms.

Property Description

Beautiful brick and wood sided two-story single family home in a private cul-de-sac. This home features a custom attached 2 car garage. This property also has a full basement with plenty of space for entertaining.



Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$121,120.00)
Purchase Closing Costs	(\$22,000.00)
Total	(\$143,120.00)

Rehab Costs

Total Rehab Costs	(\$60,000.00)
Total	(\$60,000.00)

Holding Costs

Monthly Holding Costs	(\$630.00)
Total Days Held	180
Total	(\$3,780.00)

Sales Costs

After Repair Value	\$330,000.00
All Selling Closing Costs	(\$6,600.00)
Real Estate Agent Fees	(\$16,500.00)
Total	\$306,900.00

Total Profit for Flip **\$100,000.00**

Estimated Repairs

Total: \$60,000.00

Flip Hypothetical Profit If Held For...



\$102,835.00



\$101,890.00



\$98,110.00

Return on Investment for Flip*

48.33%
Immediate

98.01%
Annualized



*Based on no loans or leverage

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