

## 4556 Beechnut Way, Sacramento, California, 95823

4 bedrooms, 2.0 bathrooms.

### Property Description

FIXER! Great opportunity for a flip or investor in Southgate Meadows. 4 bedrooms and 2 full baths. Garage converted to living space. Property to be sold as is.



After Repair Value  
\$482,000



Purchase Price  
\$314,743



Rehab Budget  
\$87,641



Profit  
\$48,200

## Financial Summary for Flipper

### Financial Breakdown

#### Purchase Costs

|                        |                       |
|------------------------|-----------------------|
| Purchase Price         | (\$314,743.00)        |
| Purchase Closing Costs | (\$2,011.00)          |
| <b>Total</b>           | <b>(\$316,754.00)</b> |

#### Rehab Costs

|                   |                      |
|-------------------|----------------------|
| Total Rehab Costs | (\$87,641.00)        |
| <b>Total</b>      | <b>(\$87,641.00)</b> |

#### Holding Costs

|                       |                     |
|-----------------------|---------------------|
| Monthly Holding Costs | (\$465.00)          |
| Total Days Held       | 90                  |
| <b>Total</b>          | <b>(\$1,395.00)</b> |

#### Sales Costs

|                           |                     |
|---------------------------|---------------------|
| After Repair Value        | \$482,000.00        |
| All Selling Closing Costs | (\$1,500.00)        |
| Real Estate Agent Fees    | (\$26,510.00)       |
| <b>Total</b>              | <b>\$453,990.00</b> |

**Total Profit for Flip** **\$48,200.00**

### Estimated Repairs

|                           |                    |
|---------------------------|--------------------|
| Roofing:                  | \$9,500.00         |
| Paint:                    | \$9,400.00         |
| Flooring:                 | \$8,200.00         |
| Landscaping:              | \$780.00           |
| Electrical:               | \$3,700.00         |
| Plumbing:                 | \$6,000.00         |
| Gutters, Soffit, Fascia:  | \$2,160.00         |
| Some Siding:              | \$900.00           |
| Demo:                     | \$3,201.00         |
| Hvac:                     | \$7,000.00         |
| Insulation:               | \$400.00           |
| Carpenter:                | \$800.00           |
| Windows:                  | \$2,000.00         |
| Cabinets And Countertops: | \$11,300.00        |
| Permits:                  | \$3,000.00         |
| Misc:                     | \$2,500.00         |
| Dishwasher + Range:       | \$1,500.00         |
| House Cleaning:           | \$600.00           |
| General Contractor:       | \$14,700.00        |
| <b>Total:</b>             | <b>\$87,641.00</b> |

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



\$48,897.50



\$48,200.00



\$45,410.00

### Return on Investment for Flip\*

**11.88%**  
Immediate

**48.17%**  
Annualized



\*Based on no loans or leverage

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