

1445 Godell St, Templeton, California,
4 bedrooms, 3.0 bathrooms.



After Repair Value
\$925,000



Purchase Price
\$732,250



Rehab Budget
\$41,000



Profit
\$50,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$732,250.00)
Purchase Closing Costs	(\$10,000.00)
Total	(\$742,250.00)

Rehab Costs

Total Rehab Costs	(\$41,000.00)
Total	(\$41,000.00)

Holding Costs

Monthly Holding Costs	(\$18,000.00)
Total Days Held	90
Total	(\$54,000.00)

Sales Costs

After Repair Value	\$925,000.00
All Selling Closing Costs	(\$10,000.00)
Real Estate Agent Fees	(\$27,750.00)
Total	\$887,250.00

Total Profit for Flip **\$50,000.00**

Estimated Repairs

Flooring:	\$12,000.00
Electrical:	\$3,500.00
Wall/ Doors :	\$1,000.00
Washer Dryer Add.:	\$1,500.00
Kitchen Countertops:	\$6,000.00
Light Fixtures:	\$2,000.00
Baseboards:	\$1,000.00
Vanities:	\$3,000.00
Shower/Tub :	\$2,000.00
Appliances :	\$2,000.00
Misc. :	\$3,000.00
Staging:	\$4,000.00
Total:	\$41,000.00

Flip Hypothetical Profit If Held For...



\$77,000.00



\$50,000.00



-\$58,000.00

Return on Investment for Flip*

5.97%
Immediate

24.22%
Annualized



*Based on no loans or leverage