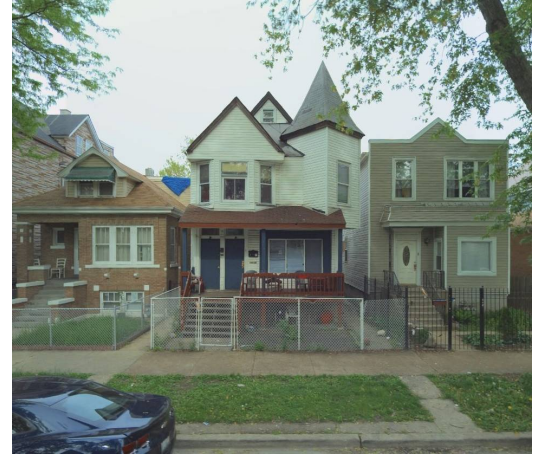




1936 N Kedvale Ave, Chicago, Illinois, 60639

6 bedrooms, 3.0 bathrooms.



After Repair Value
\$350,000



Purchase Price
\$186,511



Rehab Budget
\$74,999



Profit
\$50,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

| | |
|------------------------|-----------------------|
| Purchase Price | (\$186,511.00) |
| Purchase Closing Costs | (\$3,000.00) |
| Total | (\$189,511.00) |

Rehab Costs

| | |
|-------------------|----------------------|
| Total Rehab Costs | (\$74,999.00) |
| Total | (\$74,999.00) |

Holding Costs

| | |
|-----------------------|---------------------|
| Monthly Holding Costs | (\$1,415.00) |
| Total Days Held | 180 |
| Total | (\$8,490.00) |

Sales Costs

| | |
|---------------------------|---------------------|
| After Repair Value | \$350,000.00 |
| All Selling Closing Costs | (\$6,000.00) |
| Real Estate Agent Fees | (\$21,000.00) |
| Total | \$323,000.00 |

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

Estimated Repairs

Total: \$74,999.00

Flip Hypothetical Profit If Held For...



\$56,367.50



\$54,245.00



\$45,755.00

Return on Investment for Flip*

18.32%
Immediate

37.14%
Annualized



*Based on no loans or leverage

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