



169 Martin Ln, Chicago Heights, Illinois, 60411

3 bedrooms, 2.0 bathrooms.

Property Description

This charming single-family bungalow, located in Chicago Heights, offers 1,189 square feet of living space with 3 bedrooms and 1.5 bathrooms. Built in 1945, the home features masonry construction and sits on a 4,410-square-foot lot. Equipped with central air conditioning, municipal water and sewer services, and a detached garage, it provides comfort and convenience.



After Repair Value
\$200,700



Purchase Price
\$111,838



Rehab Budget
\$20,600



Profit
\$50,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$111,838.00)
Purchase Closing Costs	(\$10,412.00)
Total	(\$122,250.00)

Rehab Costs

Total Rehab Costs	(\$20,600.00)
Total	(\$20,600.00)

Holding Costs

Monthly Holding Costs	(\$150.00)
Total Days Held	90
Total	(\$450.00)

Sales Costs

After Repair Value	\$200,700.00
All Selling Closing Costs	(\$7,400.00)
Real Estate Agent Fees	(\$0.00)
Total	\$193,300.00

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

Estimated Repairs

Demo:	\$2,000.00
Sidewalk/Concrete:	\$2,000.00
Interior Paint/Trim:	\$5,000.00
Drywall:	\$1,500.00
Electrical Finish:	\$1,000.00
Plumbing Finish:	\$2,000.00
Kitchen Cabinets:	\$2,000.00
Kitchen Counters:	\$2,000.00
Kitchen Floors:	\$2,500.00
Bathroom 1 Toilet:	\$150.00
Bathroom 1 Vanity:	\$150.00
Bathroom 2 Toilet:	\$150.00
Bathroom 2 Vanity:	\$150.00
Total:	\$20,600.00

Flip Hypothetical Profit If Held For...



\$50,225.00



\$50,000.00



\$49,100.00

Return on Investment for Flip*

34.89%
Immediate

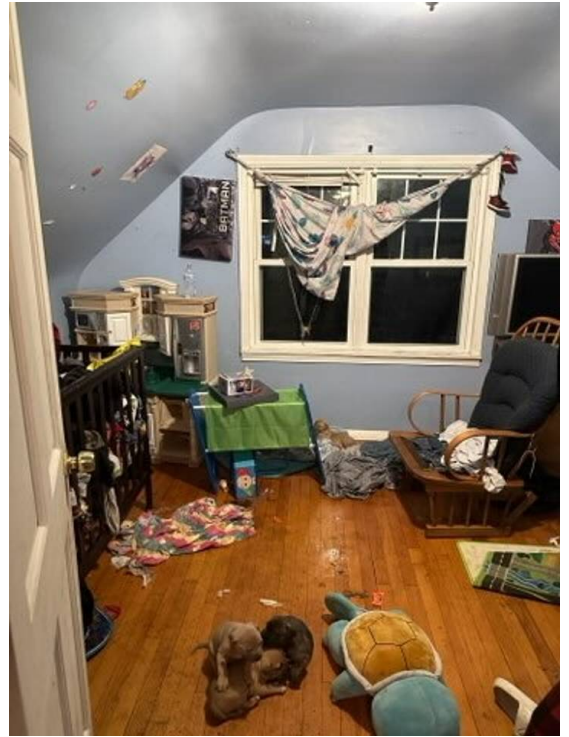
141.51%
Annualized



*Based on no loans or leverage

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