



460 Summit Oaks Dr, Nashville,
Tennessee, 37221
4 bedrooms, 3.5 bathrooms.



After Repair Value
\$800,200



Purchase Price
\$480,990



Rehab Budget
\$142,500



Profit
\$120,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$480,990.00)
Purchase Closing Costs	(\$7,200.00)
Total	(\$488,190.00)

Rehab Costs

Total Rehab Costs	(\$142,500.00)
Total	(\$142,500.00)

Holding Costs

Monthly Holding Costs	(\$1,500.00)
Total Days Held	90
Total	(\$4,500.00)

Sales Costs

After Repair Value	\$800,200.00
All Selling Closing Costs	(\$5,000.00)
Real Estate Agent Fees	(\$40,010.00)
Total	\$755,190.00

Total Profit for Flip **\$120,000.00**

Estimated Repairs

Total: \$142,500.00

Flip Hypothetical Profit If Held For...



\$122,250.00



\$120,000.00



\$111,000.00

Return on Investment for Flip*

18.89%
Immediate

76.62%
Annualized



*Based on no loans or leverage

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