



775 Debra St, Livermore, California, 94550

3 bedrooms, 2.0 bathrooms.

Property Description

Access: By Appt - currently occupied.

Delivered Vacant

EMD: \$34,000

Comp: 746 Hazel St - sold for 1.155M in April (model match right down the street, this one does not even have a pool - ours does)

Notes: Light cosmetic fixer



After Repair Value
\$1,155,000



Purchase Price
\$966,000



Rehab Budget
\$60,000



Profit
\$102,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$966,000.00)
Purchase Closing Costs	(\$14,000.00)
Total	(\$980,000.00)

Rehab Costs

Total Rehab Costs	(\$60,000.00)
Total	(\$60,000.00)

Holding Costs

Monthly Holding Costs	(\$2,000.00)
Total Days Held	90
Total	(\$6,000.00)

Sales Costs

After Repair Value	\$1,155,000.00
All Selling Closing Costs	(\$7,000.00)
Real Estate Agent Fees	(\$0.00)
Total	\$1,148,000.00

Total Profit for Flip **\$102,000.00**

Estimated Repairs

Total: \$60,000.00

Flip Hypothetical Profit If Held For...



\$105,000.00



\$102,000.00



\$90,000.00

Return on Investment for Flip*

9.75%
Immediate

39.55%
Annualized



*Based on no loans or leverage

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