



304 Avenue D, Converse, Texas, 78109

3 bedrooms, 2.0 bathrooms.

Property Description

Ranch Style Single Story home



After Repair Value
\$225,000



Purchase Price
\$122,600



Rehab Budget
\$41,500



Profit
\$45,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$122,600.00)
Purchase Closing Costs	(\$2,100.00)
Total	(\$124,700.00)

Rehab Costs

Total Rehab Costs	(\$41,500.00)
Total	(\$41,500.00)

Holding Costs

Monthly Holding Costs	(\$100.00)
Total Days Held	90
Total	(\$300.00)

Sales Costs

After Repair Value	\$225,000.00
All Selling Closing Costs	(\$6,750.00)
Real Estate Agent Fees	(\$6,750.00)
Total	\$211,500.00

Total Profit for Flip **\$45,000.00**

Estimated Repairs

Roofing:	\$7,000.00
Flooring:	\$3,500.00
Paint:	\$2,500.00
Electrical:	\$3,500.00
Foundation Repairs:	\$25,000.00
Total:	\$41,500.00

Flip Hypothetical Profit If Held For...



\$45,150.00



\$45,000.00



\$44,400.00

Return on Investment for Flip*

27.03%
Immediate

109.61%
Annualized



*Based on no loans or leverage

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