

805 S Alston Ave, Durham, North Carolina, 27701

6 bedrooms, 2.0 bathrooms.



After Repair Value
\$785,000



Purchase Price
\$191,950



Rehab Budget
\$440,000



Profit
\$60,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$191,950.00)
Purchase Closing Costs	(\$6,000.00)
Total	(\$197,950.00)

Rehab Costs

Total Rehab Costs	(\$440,000.00)
Total	(\$440,000.00)

Holding Costs

Monthly Holding Costs	(\$6,300.00)
Total Days Held	180
Total	(\$37,800.00)

Sales Costs

After Repair Value	\$785,000.00
All Selling Closing Costs	(\$10,000.00)
Real Estate Agent Fees	(\$39,250.00)
Total	\$735,750.00

Total Profit for Flip **\$60,000.00**

Estimated Repairs

Total: \$440,000.00

Flip Hypothetical Profit If Held For...



\$88,350.00



\$78,900.00



\$41,100.00

Return on Investment for Flip*

8.88%
Immediate

18.00%
Annualized



*Based on no loans or leverage

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