

67 W Brookville Rd, Fountaintown, Indiana, 46130

2 bedrooms, 1.0 bathroom.

Property Description

Stone front vinyl siding. Larger square feet than bedroom count indicates. Large 1 acre lot possible value add with turning current garage into livable sq.ft. and building a detached garage?



After Repair Value
\$340,000



Purchase Price
\$123,183



Rehab Budget
\$60,000



Profit
\$100,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$123,183.33)
Purchase Closing Costs	(\$3,000.00)
Total	(\$126,183.33)

Rehab Costs

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

Holding Costs

Monthly Holding Costs	(\$2,500.00)
Total Days Held	365
Total	(\$30,416.67)

Sales Costs

After Repair Value	\$340,000.00
All Selling Closing Costs	(\$3,000.00)
Real Estate Agent Fees	(\$20,400.00)
Total	\$316,600.00

Total Profit for Flip **\$100,000.00**

Estimated Repairs

Total: \$60,000.00

Flip Hypothetical Profit If Held For...



\$126,666.67



\$122,916.67



\$107,916.67

Return on Investment for Flip*

46.17%
Immediate

46.17%
Annualized



*Based on no loans or leverage

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