



1315 Hamlin St NE, Washington, District of Columbia, 20017




After Repair Value
\$1,000,000



Purchase Price
\$518,500



Rehab Budget
\$250,000



Profit
\$100,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$518,500.00)
Purchase Closing Costs	(\$7,500.00)
Total	(\$526,000.00)

Rehab Costs

Total Rehab Costs	(\$250,000.00)
Total	(\$250,000.00)

Holding Costs

Monthly Holding Costs	(\$4,500.00)
Total Days Held	180
Total	(\$27,000.00)

Sales Costs

After Repair Value	\$1,000,000.00
All Selling Closing Costs	(\$47,000.00)
Real Estate Agent Fees	(\$50,000.00)
Total	\$903,000.00

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

Estimated Repairs

Total: \$250,000.00

Flip Hypothetical Profit If Held For...



\$120,250.00



\$113,500.00



\$86,500.00

Return on Investment for Flip*

12.45%
Immediate

25.25%
Annualized



*Based on no loans or leverage