

3 bedrooms, 1 bathroom.

Property Description

Great opportunity for owner occupant or investor. Freshly painted, updated windows, well kept 4 sided brick ranch in an excellent location. Property is in move in condition. Ready for occupancy.



After Repair Value
\$230,000



Purchase Price
\$92,396



Rehab Budget
\$98,828



Profit
\$15,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

| | |
|------------------------|----------------------|
| Purchase Price | (\$92,396.00) |
| Purchase Closing Costs | (\$3,660.00) |
| Total | (\$96,056.00) |

Rehab Costs

| | |
|-------------------|----------------------|
| Total Rehab Costs | (\$98,828.00) |
| Total | (\$98,828.00) |

Holding Costs

| | |
|-----------------------|---------------------|
| Monthly Holding Costs | (\$1,236.00) |
| Total Days Held | 180 |
| Total | (\$7,416.00) |

Sales Costs

| | |
|---------------------------|---------------------|
| After Repair Value | \$230,000.00 |
| All Selling Closing Costs | (\$5,800.00) |
| Real Estate Agent Fees | (\$6,900.00) |
| Total | \$217,300.00 |

Total Profit for Flip **\$15,000.00**

Estimated Repairs

Exterior Repairs

| | |
|----------------|------|
| Roof: | N.A. |
| Concrete: | N.A. |
| Gutters: | N.A. |
| Garage: | N.A. |
| Siding: | N.A. |
| Landscaping: | N.A. |
| Ext. Painting: | N.A. |
| Septic: | N.A. |
| Decks/Porches: | N.A. |
| Foundation: | N.A. |
| Demo: | N.A. |

Interior Repairs

| | |
|------------------------------|------|
| Sheetrock: | N.A. |
| Plumbing: | N.A. |
| Carpentry / Windows / Doors: | N.A. |
| Electrical: | N.A. |
| Int. Painting: | N.A. |
| HVAC: | N.A. |
| Cabinets: | N.A. |
| Framing: | N.A. |
| Flooring: | N.A. |
| Insulation: | N.A. |

General Components

| | |
|----------------|------|
| Permits: | N.A. |
| Termites: | N.A. |
| Mold: | N.A. |
| Miscellaneous: | N.A. |

Total: **\$98,828.00**

Flip Hypothetical Profit If Held For...



\$20,562.00



\$18,708.00



\$11,292.00

Return on Investment for Flip*

7.41%
Immediate

15.04%
Annualized



*Based on no loans or leverage

Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.