

Property Description

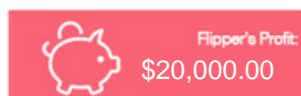
Nice cozy House. Very Minimal work needed. Motivated seller wants to sell fast. Most personal items included.



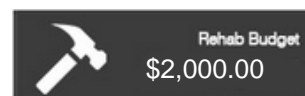
Maximum Allowable Offer
\$35,555.00



Wholesaler's Profit:
\$10,000.00



Flipper's Profit:
\$20,000.00



Rehab Budget
\$2,000.00

According to the data you provided, you can afford to offer \$35,555.00 to get this property under contract and your end buyer will pay \$45,555.00 for the property, netting you a wholesale fee of \$10,000.00. This is based on an eventual ARV of \$69,600.00, a profit for your flipping cash buyer of \$20,000.00, and a rehab budget of \$2,000.00.

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$45,555.00)
Purchase Closing Costs	(\$2,000.00)
Total	(\$47,555.00)

Rehab Costs

Total Rehab Costs	(\$2,000.00)
Total	(\$2,000.00)

Holding Costs

Monthly Holding Costs	(\$45.00)
Total Days Held	30
Total	(\$45.00)

Sales Costs

After Repair Value	\$69,600.00
All Selling Closing Costs	(\$0.00)
Real Estate Agent Fees	(\$0.00)
Total	\$69,600.00

Total Profit for Flip **\$20,000.00**

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.

Total: **\$2,000.00**

Return on Investment for Flip*

40.32%
Immediate

490.59%
Annualized



*Based on no loans or leverage

Flip Hypothetical Profit If Held For...



\$19,977.50



\$19,910.00



\$19,640.00

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.



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20 Mccreary St - Johnstown, PA 15906

Type Single Family, Year Built = 1940, 2 beds – 1 baths –3312 lot [sqft](#)

Heating = Gas Hot Air

Cooling = No Data

Parking = Off Street

Type and Style = Single Family

Dates Built in 1940

Nearby Schools in West Taylor

WEST SIDE EL [SCHOOL](#) = 2.9 MILES

GREATER JOHNSTOWN MIDDLE SCHOOL = 1.5 MILES

CONEMAUGH VALLEY JUNIOR – SENIOR HIGH SCHOOL = 1.5 MILES

