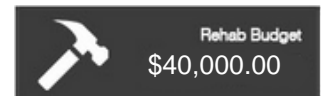
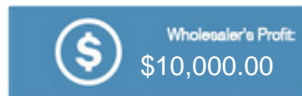


## Property Description

Raised ranch single family home located in Schaumburg! Amazing opportunity and investment for an investor or handyman and ready to be updated with your own ideas and special touches! Newer roof. Updated hot water heater and Bryant furnace. Hardwood flooring on main level. Expanded living space on lower level, Great Layout! 2 car garage with side lo



According to the data you provided, you can afford to offer \$116,150.00 to get this property under contract and your end buyer will pay \$126,150.00 for the property, netting you a wholesale fee of \$10,000.00. This is based on an eventual ARV of \$247,000.00, a profit for your flipping cash buyer of \$60,000.00, and a rehab budget of \$40,000.00.

## Financial Summary for Flipper

### Financial Breakdown

#### Purchase Costs

Purchase Price	(\$126,150.00)
Purchase Closing Costs	(\$3,000.00)
<b>Total</b>	<b>(\$129,150.00)</b>

#### Rehab Costs

Total Rehab Costs	(\$40,000.00)
<b>Total</b>	<b>(\$40,000.00)</b>

#### Holding Costs

Monthly Holding Costs	(\$1,000.00)
Total Days Held	90
<b>Total</b>	<b>(\$3,000.00)</b>

#### Sales Costs

After Repair Value	\$247,000.00
All Selling Closing Costs	(\$2,500.00)
Real Estate Agent Fees	(\$12,350.00)
<b>Total</b>	<b>\$232,150.00</b>

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

### 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: \$40,000.00

### Return on Investment for Flip\*

**34.85%**  
Immediate

**141.35%**  
Annualized



\*Based on no loans or leverage

### Flip Hypothetical Profit If Held For...



\$61,500.00



\$60,000.00



\$54,000.00