


Property Description


3/1 SFH, 1338 sqft, built 1950
 Non vacant
 Clean deed and title
 No liens
 Due diligence is done




Maximum Allowable Offer
\$54,580.00



Wholesaler's Profit:
\$15,000.00



Flipper's Profit:
\$55,000.00



Rehab Budget
\$60,000.00

According to the data you provided, you can afford to offer \$54,580.00 to get this property under contract and your end buyer will pay \$69,580.00 for the property, netting you a wholesale fee of \$15,000.00. This is based on an eventual ARV of \$200,000.00, a profit for your flipping cash buyer of \$55,000.00, and a rehab budget of \$60,000.00.

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$69,580.00)
Purchase Closing Costs	(\$3,000.00)
Total	(\$72,580.00)

Rehab Costs

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

Holding Costs

Monthly Holding Costs	(\$1,140.00)
Total Days Held	90
Total	(\$3,420.00)

Sales Costs

After Repair Value	\$200,000.00
All Selling Closing Costs	(\$3,000.00)
Real Estate Agent Fees	(\$6,000.00)
Total	\$191,000.00

Total Profit for Flip \$55,000.00

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: \$60,000.00

Return on Investment for Flip*

40.44%
 Immediate

164.01%
 Annualized



*Based on no loans or leverage

Flip Hypothetical Profit If Held For...



\$56,710.00



\$55,000.00



\$48,160.00