

Property Description

In Foreclosure, auction March 20 Basically been in foreclosure for 10 years !



Financial Summary for Flipper

Financial Breakdown		Estimated Repairs	
Purchase Costs		Exterior Repairs	
Purchase Price	(\$177,800.00)	Roof:	N.A.
Purchase Closing Costs	(\$3,000.00)	Concrete:	N.A.
Total	(\$180,800.00)	Gutters:	N.A.
Rehab Costs		Garage:	N.A.
Total Rehab Costs	(\$10,000.00)	Siding:	N.A.
Total	(\$10,000.00)	Landscaping:	N.A.
Holding Costs		Ext. Painting:	N.A.
Monthly Holding Costs	(\$1,300.00)	Septic:	N.A.
Total Days Held	120	Decks/Porches:	N.A.
Total	(\$5,200.00)	Foundation:	N.A.
Sales Costs		Demo:	N.A.
After Repair Value	\$220,000.00	Interior Repairs	
All Selling Closing Costs	(\$3,000.00)	Sheetrock:	N.A.
Real Estate Agent Fees	(\$11,000.00)	Plumbing:	N.A.
Total	\$206,000.00	Carpentry / Windows / Doors:	N.A.
Total Profit for Flip	\$10,000.00	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:	\$10,000.00
Flip Hypothetical Profit If Held For...		Return on Investment for Flip*	
45 Days	90 Days	270 Days	
\$13,250.00	\$11,300.00	\$3,500.00	
			5.10% Immediate
			15.52% 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.