

3 bedrooms, 1 bathroom.



After Repair Value
\$205,000

Purchase Price
\$104,500

Rehab Budget
\$54,000

Profit
\$25,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$104,500.00)
Purchase Closing Costs	(\$5,000.00)
Total	(\$109,500.00)

Rehab Costs

Total Rehab Costs	(\$54,000.00)
Total	(\$54,000.00)

Holding Costs

Monthly Holding Costs	(\$1,450.00)
Total Days Held	120
Total	(\$5,800.00)

Sales Costs

After Repair Value	\$205,000.00
All Selling Closing Costs	(\$2,500.00)
Real Estate Agent Fees	(\$8,200.00)
Total	\$194,300.00

Total Profit for Flip \$25,000.00

Estimated Repairs

Exterior Repairs

Roof:	\$2,500.00
Concrete:	N.A.
Gutters:	N.A.
Garage:	N.A.
Siding:	N.A.
Landscaping:	\$1,000.00
Ext. Painting:	\$1,500.00
Septic:	N.A.
Decks/Porches:	N.A.
Foundation:	\$6,000.00
Demo:	N.A.

Interior Repairs

Sheetrock:	\$1,000.00
Plumbing:	\$2,500.00
Carpentry / Windows / Doors:	\$3,000.00
Electrical:	N.A.
Int. Painting:	\$1,500.00
HVAC:	N.A.
Cabinets:	\$10,000.00
Framing:	N.A.
Flooring:	\$6,000.00
Insulation:	N.A.

General Components

Permits:	\$1,000.00
Termites:	N.A.
Mold:	N.A.
Miscellaneous:	\$18,000.00
Total:	\$54,000.00

Flip Hypothetical Profit If Held For...



\$28,625.00



\$26,450.00



\$17,750.00

Return on Investment for Flip*

14.77%
Immediate

44.92%
Annualized



*Based on no loans or leverage