

# Wholesale Property

525 Cantrill St, Irvine, KY 40336, USA

Bedrooms: 4, Bathrooms: 2.0, Sqft: 1920, Lot Size: 8712



## Financial Summary

### Project Costs

Purchase Price	\$48,000
Wholesale Fee	\$15,000
Purchase Costs	\$2,400
Rehab Costs	\$46,510
Rehab Contingency ( )	\$0
Rehab Holding Costs	\$2,065
<b>Total Project Costs</b>	<b>\$98,975</b>
Financing	\$0
<b>Cash out of Pocket</b>	<b>\$98,975</b>
Rehab Project Length	6 Month(s)

### Project Returns

Sales Price	\$158,707
Project Costs	(\$98,975)
Sale Costs	(\$8,321)
<b>Profit Amount</b>	<b>\$51,411</b>
ROI	51.94%
ROR	103.89%
Unlevered ROI	51.94%
Unlevered ROR	103.89%

# CMA Summary


## By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$158,707	Avg of Sales ARV	\$122,225
Subject Sqft	1,920	Subject Sqft	1,920
Adjusted \$/sqft	\$83	Avg of Sales ARV \$/sqft	\$64


## By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$85	Avg of Unadjusted \$/sqft	\$66
Subject Sqft	1,920	Subject Sqft	1,920
Calculated Adj. ARV	\$162,720	Calculated ARV	\$125,760

# CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
								
Address	525 Cantrill St, Irvine, KY 40336, USA		286 Broadway St, Irvine, KY 40336, USA		95 Meade Dr, Irvine, KY 40336, USA		515 Broadway St, Irvine, KY 40336, USA	
Sold Date			2018-01-15		2018-04-13		2008-05-06	
Sold \$			\$97,900		\$98,000		\$115,000	
Sqft	1,920		1,844		1,825		2,078	
\$/sqft	\$0		\$53		\$54		\$55	
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$5,000	4.00	4.00	\$0	3.00	\$5,000	3.00	\$5,000
Bathrooms	\$5,000	2.00	1.00	\$5,000	2.00	\$0	2.00	\$0
Garage spaces	\$2,500	0.00	0.00	\$0	0.00	\$0	2.00	(\$5,000)
Carport spaces	\$500	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$7,500	8,712.00	24,829.00	(\$2,775)	4,356.00	\$750	6,080.00	\$453
Basement sqft	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Has pool	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Has view	\$5,000	1.00	0.00	\$5,000	0.00	\$5,000	0.00	\$5,000
Remodeled	\$40,000	1.00	0.00	\$40,000	0.00	\$40,000	0.00	\$40,000
<b>Adjustment Subtotals</b>				\$47,225		\$50,750		\$45,453
<b>Adjusted \$/sqft</b>		<b>\$83</b>		\$79		\$82		\$77
<b>Adjusted ARV \$</b>		<b>\$158,707</b>		\$145,125		\$148,750		\$160,453
<b>Notes</b>	The neighborhood's market value has increased significantly in the past 3 years, almost 20%, when compared to the nearby neighborhoods. (Zillow)							

# CMA Detail (Continued)

Basics		Comparable	
			
Address		125 S Hudson Ave, Irvine, KY 40336, USA	
Sold Date			2015-04-07
Sold \$			\$178,000
Sqft			1,788
\$/sqft			\$100
Features	Feature Values	Units	Adjustment
Bedrooms	\$5,000	3.00	\$5,000
Bathrooms	\$5,000	2.00	\$0
Garage spaces	\$2,500	3.00	(\$7,500)
Carport spaces	\$500	0.00	\$0
Lot size sqft	\$7,500	8,712.00	\$0
Basement sqft	\$0	0.00	\$0
Has pool	\$0	0.00	\$0
Has view	\$5,000	0.00	\$5,000
Remodeled	\$40,000	1.00	\$0
<b>Adj Subtotal</b>			\$2,500
<b>Adj \$/sqft</b>			\$101
<b>Adjsted Value</b>			\$180,500
<b>Notes</b>			

# OpEx: Utilities & Periodic Costs

Name	Setup (\$)	Amount (\$/period)	Cost
Property Taxes	\$0	\$420/ Year	\$210
Property Management	\$0	\$50/Month	\$300
Water	\$115	\$30/Month	\$295
Sewer	\$50	\$10/Month	\$110
Gas	\$0	/Month	\$0
Electric	\$150	\$50/Month	\$450
Insurance	\$100	\$100/Month	\$700

**Total OpEx Costs: \$2,065**

# Detailed Rehab Estimate

Item	Qty	Cost
<b>Windows</b>		
Windows, Vinyl Windows, Vinyl single-hung stock replacement windows, insulating glass, 35-7/8" x 24-7/8"	4.0 Each @ \$113.18	\$452.72
Windows, Vinyl Windows, Vinyl single-hung stock replacement windows, insulating glass, 35-7/8" x 49-1/2", 6/6 grille	2.0 Each @ \$169.81	\$339.62
<b>Windows Subtotal:</b>		<b>\$792.34</b>
<b>Foundations and Slabs</b>		
Foundations and Slabs, Concrete Flatwork, Concrete slabs, walks and driveways, 4" thick	250.0 Square Feet @ \$5.20	\$1,300.00
Foundations and Slabs, Concrete Flatwork, Driveway and walkway edge forms, 3 use	100.0 LF @ \$1.44	\$144.00
<b>Foundations and Slabs Subtotal:</b>		<b>\$1,444.00</b>
<b>Rough Carpentry</b>		
Rough Carpentry, Changes to Roof Framing, Rafters, 2" x 10", Std & Btr, Remove and replace 2" x 10" rafter, per LF	120.0 LF @ \$3.11	\$373.20
Rough Carpentry, Changes to Roof Framing, Roof sheathing, CDX plywood sheathing, rough, power nailed, including normal waste, 1/2"	250.0 Square Feet @ \$0.94	\$235.00
Rough Carpentry, Changes to Roof Framing, Fascia board, Remove and replace fascia board at roof eaves per linear foot of fascia	200.0 LF @ \$2.25	\$450.00
Rough Carpentry, Changes to Walls and Ceilings, Adding ceiling joists, Add 2" x 10" ceiling joist, Per linear foot of joist	200.0 LF @ \$2.13	\$426.00
Rough Carpentry, Changes to Walls and Ceilings, Remove and replace interior partition wall, 2" x 4" stud walls with 1/2" gypsum drywall both sides, ready for painting, Cost per running foot, 8' high wall	75.0 LF @ \$28.26	\$2,119.50
Rough Carpentry, Framing Room Additions, Door opening framing, Over 3' to 4' wide (4" x 6" header)	2.0 Each @ \$45.55	\$91.10
Rough Carpentry, Framing Room Additions, Add floor joists under an existing building, Set 2" x 6" floor joist, Work done in a basement	200.0 LF @ \$1.63	\$326.00
<b>Rough Carpentry Subtotal:</b>		<b>\$4,020.80</b>
<b>Insulation and Moisture Control</b>		
Insulation and Moisture Control, Fiberglass Insulation, Kraft-faced fiberglass roll insulation, R-11, 23" x 70'6" x 3-1/2" thick	1000.0 Square Feet @ \$0.57	\$570.00
<b>Insulation and Moisture Control Subtotal:</b>		<b>\$570.00</b>
<b>Siding and Trim</b>		
Siding and Trim, Wood Board Siding, Redwood 5/8" shiplap siding, 8' lengths	250.0 Square Feet @ \$5.84	\$1,460.00
<b>Siding and Trim Subtotal:</b>		<b>\$1,460.00</b>
<b>Roofing and Flashing</b>		

Item	Qty	Cost
Roofing and Flashing, Roof Repairs, Repair roof deck - remove and replace, Plywood 4' x 8' sheets or partial sheets	1000.0 Square Feet @ \$1.01	\$1,010.00
Roofing and Flashing, Roof Repairs, Remove and replace asphalt shingles, 31 square foot patch (25 shingles)	40.0 Each @ \$52.61	\$2,104.40
<b>Roofing and Flashing Subtotal:</b>		<b>\$3,114.40</b>

## Walls and Ceilings

Walls and Ceilings, Prefinished Molding, Combination base molding, Royal Mouldings, 8', Clearwood	40.0 Each @ \$25.75	\$1,030.00
<b>Walls and Ceilings Subtotal:</b>		<b>\$1,030.00</b>

## Floors and Tile

Floors and Tile, Ceramic Tile Installation, Setting counter, wall and floor tile in thin-set mortar, Floors, Ceramic mosaic field tile	80.0 Square Feet @ \$5.63	\$450.40
Floors and Tile, Wood Strip and Plank Flooring, Rustic oak plank flooring, Toffee	1600.0 Square Feet @ \$2.86	\$4,576.00
<b>Floors and Tile Subtotal:</b>		<b>\$5,026.40</b>

## Kitchens

Kitchens, Stock Kitchen Countertops, Post-formed double-radius premium plastic laminate countertop, 10' long, left-hand miter	1.0 Each @ \$176.78	\$176.78
Kitchens, Stock Kitchen Countertops, Post-formed double-radius premium plastic laminate countertop, 10' long	1.0 Each @ \$176.78	\$176.78
Kitchens, Kitchen Cabinets, Finished Kitchen Cabinets, Arctic white finished base cabinets, 45" wide, blind corner base	1.0 Each @ \$254.31	\$254.31
Kitchens, Kitchen Cabinets, Finished Kitchen Cabinets, Arctic white finished base cabinets, 12" wide, 1 door	1.0 Each @ \$138.98	\$138.98
Kitchens, Kitchen Cabinets, Finished Kitchen Cabinets, Arctic white finished base cabinets, 36" wide, 2 doors	1.0 Each @ \$280.31	\$280.31
Kitchens, Kitchen Cabinets, Finished Kitchen Cabinets, Arctic white finished base cabinets, 15" wide, 3-drawer base	1.0 Each @ \$223.05	\$223.05
Kitchens, Kitchen Cabinets, Finished Kitchen Cabinets, Arctic white finished base cabinets, 15" wide, 1 door	1.0 Each @ \$143.98	\$143.98
Kitchens, Kitchen Cabinets, Finished Kitchen Cabinets, Arctic white finished wall cabinets, 24" wide x 30" high, corner angle cabinet	1.0 Each @ \$219.05	\$219.05
Kitchens, Kitchen Cabinets, Finished Kitchen Cabinets, Arctic white finished wall cabinets, 30" wide x 18" high	1.0 Each @ \$144.05	\$144.05
Kitchens, Kitchen Cabinets, Finished Kitchen Cabinets, Arctic white finished wall cabinets, 30" wide x 30" high	1.0 Each @ \$176.31	\$176.31
Kitchens, Kitchen Cabinets, Finished Kitchen Cabinets, Arctic white finished wall cabinets, 18" wide x 30" high	2.0 Each @ \$127.05	\$254.10
Kitchens, Garbage Disposers, 1/2-horsepower food waste disposer, In-Sink-Erator, Badger 5(r)	1.0 Each @ \$107.74	\$107.74
Kitchens, Bar Sinks, Stainless steel bar sink, 15" x 15" x 5-1/2" deep	1.0 Each @ \$124.82	\$124.82
Kitchens, Bar Faucets, Bar faucet, two-handle, Brass finish	1.0 Each @ \$170.86	\$170.86

Item	Qty	Cost
Kitchens, Stock Kitchen Countertops, Post-formed double-radius premium plastic laminate countertop, 10' long, right-hand miter	1.0 Each @ \$176.78	\$176.78
<b>Kitchens Subtotal:</b>		<b>\$2,767.90</b>

## Bathrooms

Bathrooms, Lighted Bath Exhaust Fans, Economy bath exhaust fan and light, Broan Manufacturing, 50 CFM, 3.5 sones	1.0 Each @ \$70.34	\$70.34
Bathrooms, Shower Stalls, One-piece shower stall, Lasco Bathware, 32" x 32", smooth finish	1.0 Each @ \$391.56	\$391.56
Bathrooms, Vanity Cabinets with Countertop and Basin, Vanity cabinet with cultured marble top and mirror, 24" wide x 13" deep x 31" high	2.0 Each @ \$231.34	\$462.68
Bathrooms, Bath Exhaust Fans, Economy ceiling or wall bath fan, 50 CFM, 2.0 sones	1.0 Each @ \$41.04	\$41.04
Bathrooms, Two-Handle Bath Faucets, Bedford two-handle lavatory faucet, Price Pfister, Without pop-up drain	2.0 Each @ \$64.04	\$128.08
Bathrooms, Toilets (Water Closets), Champion toilet, American Standard, Toilet tank, white	2.0 Each @ \$151.67	\$303.34
Bathrooms, Single-Control Tub and Shower Faucets, Single-control tub and shower faucet, With diverter spout	2.0 Each @ \$194.26	\$388.52
<b>Bathrooms Subtotal:</b>		<b>\$1,785.56</b>

## Plumbing and HVAC

Plumbing and HVAC, Heating System Renovations, Central air conditioning, 5 ton, over 2,000 square feet	1.0 Each @ \$5,471.44	\$5,471.44
<b>Plumbing and HVAC Subtotal:</b>		<b>\$5,471.44</b>

## Electrical

Electrical, Switches and Receptacles, Residential-grade duplex straight blade receptacle, Leviton, 15 amps, white	45.0 Each @ \$5.83	\$262.35
Electrical, Switches and Receptacles, GFCI receptacle, 15 amps, white	5.0 Each @ \$31.62	\$158.10
Electrical, Switches and Receptacles, Single-gang plastic wall plate, Leviton, 2 toggle switches	5.0 Each @ \$3.55	\$17.75
Electrical, Lighting Fixtures, Chrome bath bar light fixture, 2 light, chrome, 13-1/4" long	2.0 Each @ \$77.57	\$155.14
Electrical, Switches and Receptacles, Single-gang plastic wall plate, Leviton, 1 toggle switch	10.0 Each @ \$1.57	\$15.70
Electrical, Ceiling Fans, Ceiling fan with light kit, indoor or outdoor, 52", white, white blades	3.0 Each @ \$208.12	\$624.36
Electrical, Smoke Detectors, Interconnected Smoke and CO Alarm, 120-volt interconnectable	7.0 Each @ \$45.17	\$316.19
Electrical, Switches and Receptacles, Single-gang plastic wall plate, Leviton, 1 duplex receptacle	45.0 Each @ \$1.57	\$70.65
Electrical, Switches and Receptacles, Residential-grade AC quiet toggle switch, Leviton, 1 pole, white	10.0 Each @ \$10.52	\$105.20
Electrical, Lighting Fixtures, Glass globe ceiling light fixture, Flush mount	10.0 Each @ \$26.97	\$269.70



Item	Qty	Cost
		<b>Electrical Subtotal: \$1,995.14</b>
<b>Porches and Decks</b>		
Porches and Decks, Deck railing, Pine, pressure treated	40.0 LF @ \$10.11	\$404.40
		<b>Porches and Decks Subtotal: \$404.40</b>
<b>Painting and Finishing</b>		
Painting and Finishing, Labor Estimates for Painting, Cost to repaint a home interior, Repaint a home interior, per 100 SF of floor	20.0 100 Square Feet @ \$93.38	\$1,867.60
		<b>Painting and Finishing Subtotal: \$1,867.60</b>
<b>Doors</b>		
Doors, Exterior Doors, Remove and replace exterior door casing, jamb and stop, Door opening to 36" x 80"	1.0 Each @ \$169.14	\$169.14
Doors, Door Hardware, House numbers, 4" high, stainless steel	3.0 Each @ \$9.41	\$28.23
Doors, Door Hardware, Door stops, Floor-mounted door bumper	7.0 Each @ \$11.80	\$82.60
Doors, Entry Locksets, Deadbolt and lockset combo, Brass, double cylinder	2.0 Each @ \$77.34	\$154.68
Doors, Storm Doors, All-season storm doors, 32" x 80"	1.0 Each @ \$311.92	\$311.92
		<b>Doors Subtotal: \$746.57</b>
<b>Other</b>		
Landscapping	1.0 Each @ \$2,500.00	\$2,500.00
Appliance package	1.0 Each @ \$2,500.00	\$2,500.00
		<b>Other Subtotal: \$5,000.00</b>
<b>Setup</b>		
General contractor markup	20.00 %	\$7,799.71
Materials sales tax	6.00 %	\$1,261.98
		<b>Total Cost: \$46,798.24</b>

# Property Photos

