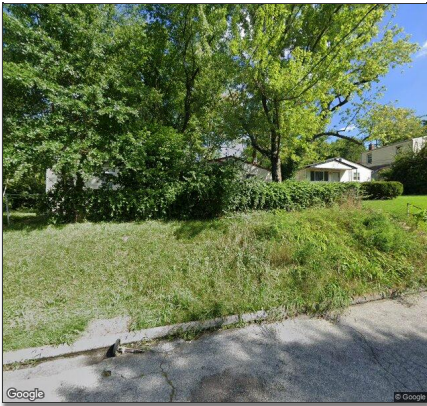


Fix and Flip Project in STL 1 of 4

5616 Hodiament Ave, Jennings, MO 63136, USA

Bedrooms: 3, Bathrooms: 1.0, Sqft: 864, Lot Size: 4478, Year Built: 1960

Cheap fix-n-flip in Northeast STL, part of a group of FIVE houses selling as a block for 40,000.



Financial Summary

Project Costs

Purchase Price	\$7,500
Purchase Costs	\$0
Rehab Costs	\$0
Rehab Contingency ()	\$0
Rehab Holding Costs	\$83
Total Project Costs	\$7,583
Financing	\$0
Cash out of Pocket	\$7,583
Rehab Project Length	1 Month(s)

Project Returns

Sales Price	\$72,144
Project Costs	(\$7,583)
Sale Costs	\$0
Profit Amount	\$64,561
ROI	851.42%
ROR	10217.07%
Unlevered ROI	851.42%
Unlevered ROR	10217.07%

Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
3020 Solway Ave	1.6 miles	3	1.0	912	\$80,000	\$88	2025-02-28
33 Westdell Dr	2.6 miles	2	1.0	864	\$76,900	\$89	2025-01-21
2626 Avie Dr	1.1 miles	2	1.0	918	\$70,000	\$76	2024-10-24
5663 Hiller Pl	0.51 miles		1.0	924	\$75,000	\$81	2024-10-09
Average:					\$75,475	\$84	



CMA Summary

By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$75,475	Avg of Sales ARV	\$75,475
Subject Sqft	864	Subject Sqft	864
Adjusted \$/sqft	\$87	Avg of Sales ARV \$/sqft	\$87

By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$84	Avg of Unadjusted \$/sqft	\$84
Subject Sqft	864	Subject Sqft	864
Calculated Adj. ARV	\$72,144	Calculated ARV	\$72,144

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
			Image Not Available		Image Not Available		Image Not Available	
Address	5616 Hodiament Ave, Jennings, MO 63136, USA		3020 Solway Ave, Jennings, MO 63136, USA		33 Westdell Dr, St. Louis, MO 63136, USA		2626 Avie Dr, Jennings, MO 63136, USA	
Sold Date		2023-03-22		2025-02-28		2025-01-21		2024-10-24
Sold \$		\$85,000		\$80,000		\$76,900		\$70,000
Sqft		864		912		864		918
\$/sqft		\$98		\$88		\$89		\$76
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	3.00	3.00	\$0	2.00	\$0	2.00	\$0
Bathrooms	\$0	1.00	1.00	\$0	1.00	\$0	1.00	\$0
Garage spaces	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Carport spaces	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	4,478.00	9,792.00	\$0	7,797.00	\$0	5,040.00	\$0
Basement sqft	\$0	0.00	0.00	\$0	0.00	\$0	48.00	\$0
Has pool	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Has view	\$0	1.00	1.00	\$0	1.00	\$0	1.00	\$0
Adjustment Subtotals				\$0		\$0		\$0
Adjusted \$/sqft		\$87		\$88		\$89		\$76
Adjusted ARV \$		\$75,475		\$80,000		\$76,900		\$70,000
Notes								



CMA Detail (Continued)

Basics		Comparable	
		Image Not Available	
Address		5663 Hiller Pl, St. Louis, MO 63136, USA	
Sold Date			2024-10-09
Sold \$			\$75,000
Sqft			924
\$/sqft			\$81
Features	Feature Values	Units	Adjustment
Bedrooms	\$0	0.00	\$0
Bathrooms	\$0	1.00	\$0
Garage spaces	\$0	0.00	\$0
Carport spaces	\$0	0.00	\$0
Lot size sqft	\$0	3,288.00	\$0
Basement sqft	\$0	0.00	\$0
Has pool	\$0	0.00	\$0
Has view	\$0	1.00	\$0
Adj Subtotal			\$0
Adj \$/sqft			\$81
Adjsted Value			\$75,000
Notes			

Property Photos

