

# Fix and Flip Project

Saint Louis, MO

Bedrooms: 4, Bathrooms: 2.0, Sqft: 2904, Lot Size: 0, Year Built: 1900



## Financial Summary

### Project Costs

Purchase Price	\$70,000
Purchase Costs	\$700
Rehab Costs	\$30,000
Rehab Contingency (20%)	\$6,000
Rehab Holding Costs	\$4,235
<b>Total Project Costs</b>	<b>\$110,935</b>
Financing	(\$78,420)
<b>Cash out of Pocket</b>	<b>\$32,515</b>
Rehab Project Length	9 Month(s)

### Project Returns

Sales Price	\$230,000
Project Costs	(\$110,935)
Sale Costs	(\$19,050)
<b>Profit Amount</b>	<b>\$100,015</b>
JV Partner Share (50.00%)	\$50,007
Remaining Share	\$50,007
ROI	307.59%
ROR	410.12%
Unlevered ROI	90.16%
Unlevered ROR	120.21%

## Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
St Louis, MO	0.31 miles	3	3.0	2591	\$221,000	\$85	2018-06-27
St Louis, MO	0.29 miles	3	3.0	2432	\$237,000	\$97	2018-05-11
St Louis, MO	0.29 miles	3	3.0	2880	\$279,000	\$97	2018-09-25
<b>Average:</b>						<b>\$245,667</b>	<b>\$93</b>

# CMA Summary




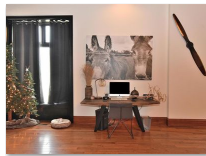
## By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$245,667	Avg of Sales ARV	\$245,667
Subject Sqft	2,904	Subject Sqft	2,904
Adjusted \$/sqft	\$85	Avg of Sales ARV \$/sqft	\$85

## By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$93	Avg of Unadjusted \$/sqft	\$93
Subject Sqft	2,904	Subject Sqft	2,904
Calculated Adj. ARV	\$270,072	Calculated ARV	\$270,072

# CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
								
Address	Saint Louis, MO		St Louis, MO		St Louis, MO		St Louis, MO	
Sold Date		-		2018-06-27		2018-05-11		2018-09-25
Sold \$				\$221,000		\$237,000		\$279,000
Sqft		2,904		2,591		2,432		2,880
\$/sqft		\$0		\$85		\$97		\$97
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	4.00	3.00	\$0	3.00	\$0	3.00	\$0
Bathrooms	\$0	2.00	3.00	\$0	3.00	\$0	3.00	\$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	0.00	3,136.00	\$0	0.00	\$0	3,136.00	\$0
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	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
<b>Adjustment Subtotals</b>				\$0		\$0		\$0
<b>Adjusted \$/sqft</b>		<b>\$85</b>		\$85		\$97		\$97
<b>Adjusted ARV \$</b>		<b>\$245,667</b>		\$221,000		\$237,000		\$279,000
<b>Notes</b>			SALE TYPE: PAST SALE LOCATION: Central East \$/SQUARE FEET: 85 STATUS: Sold		SALE TYPE: PAST SALE LOCATION: Central East \$/SQUARE FEET: 97 STATUS: Sold		SALE TYPE: PAST SALE LOCATION: Central East \$/SQUARE FEET: 97 STATUS: Sold	

## Property Photos

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