

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 |
| Total Project Costs | \$110,935 |
| Financing | (\$78,420) |
| Cash out of Pocket | \$32,515 |
| Rehab Project Length | 9 Month(s) |

Project Returns

| | |
|---------------------------|------------------|
| Sales Price | \$230,000 |
| Project Costs | (\$110,935) |
| Sale Costs | (\$19,050) |
| Profit Amount | \$100,015 |
| 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 | 0.29 miles | 3 | 3.0 | 2880 | \$279,000 | \$97 | 2018-09-25 |
| St Louis, MO | 0.29 miles | 3 | 3.0 | 2432 | \$237,000 | \$97 | 2018-05-11 |
| St Louis, MO | 0.31 miles | 3 | 3.0 | 2591 | \$221,000 | \$85 | 2018-06-27 |
| Average: | | | | | \$245,667 | \$93 | |

CMA Summary


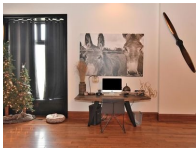

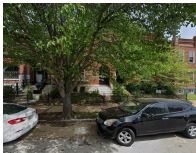
By Average of Sales

| 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 |

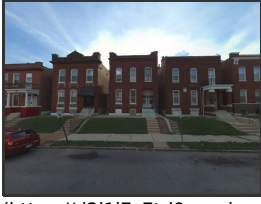
By Average of \$/Sqft

| 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 | - | | 2018-09-25 | | | 2018-05-11 | | 2018-06-27 | |
| Sold \$ | | | \$279,000 | | | \$237,000 | | \$221,000 | |
| Sqft | 2,904 | | 2,880 | | | 2,432 | | 2,591 | |
| \$/sqft | \$0 | | \$97 | | | \$97 | | \$85 | |
| 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 | |
| Adjustment Subtotals | | | | \$0 | | \$0 | | \$0 | |
| Adjusted \$/sqft | | \$85 | | \$97 | | \$97 | | \$85 | |
| Adjusted ARV \$ | | \$245,667 | | \$279,000 | | \$237,000 | | \$221,000 | |
| Notes | | SALE TYPE: PAST SALE LOCATION: Central East \$/SQUARE FEET: 97 STATUS: Sold | | | SALE TYPE: PAST SALE LOCATION: Central East \$/SQUARE FEET: 97 STATUS: Sold | | SALE TYPE: PAST SALE LOCATION: Central East \$/SQUARE FEET: 85 STATUS: Sold | | |

Property Photos



(<https://d2i1j7z7tri9wn.cloudfront.net/SourceProperty/171280/SourceMedia/354c0f31-cf7b-4eda-8228-588e6f71a983/streetview>)

