

# Fix and Flip Project

206 W Oak St, Zebulon, NC 27597, USA

Bedrooms: 3, Bathrooms: 2.0, Sqft: 1056, Lot Size: 15246, Year Built: 1978



## Financial Summary

### Project Costs

Purchase Price	\$100,000
Purchase Costs	\$1,850
Rehab Costs	\$16,250
Rehab Contingency ( )	\$0
Rehab Holding Costs	\$1,257
<b>Total Project Costs</b>	<b>\$119,357</b>
Financing	(\$0)
<b>Cash out of Pocket</b>	<b>\$119,357</b>
Rehab Project Length	4 Month(s)

### Project Returns

Sales Price	\$181,120
Project Costs	(\$119,357)
Sale Costs	(\$12,678)
<b>Profit Amount</b>	<b>\$49,085</b>
ROI	41.12%
ROR	123.37%
Unlevered ROI	41.12%
Unlevered ROR	123.37%

## Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
507 North Gill Street	0.67 miles		1.0	854	\$151,000	\$177	2019-07-23
207 E Barbee St	0.36 miles	3	2.0	1083	\$169,900	\$157	2019-05-30
108 West Sycamore Street	0.34 miles	2	1.0	936	\$192,000	\$205	2019-07-12
<b>Average:</b>					<b>\$170,967</b>	<b>\$180</b>	

## CMA Summary



### By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$181,120	Avg of Sales ARV	\$170,967
Subject Sqft	1,056	Subject Sqft	1,056
Adjusted \$/sqft	\$172	Avg of Sales ARV \$/sqft	\$162

### By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$190	Avg of Unadjusted \$/sqft	\$180
Subject Sqft	1,056	Subject Sqft	1,056
Calculated Adj. ARV	\$200,992	Calculated ARV	\$189,728

## CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
			Image Not Available		Image Not Available			
Address	206 W Oak St, Zebulon, NC 27597, USA		507 North Gill Street, Zebulon, NC 27597, USA		207 E Barbee St, Zebulon, NC 27597, USA		108 West Sycamore Street, Zebulon, NC 27597, USA	
Sold Date		-		2019-07-23		2019-05-30		2019-07-12
Sold \$				\$151,000		\$169,900		\$192,000
Sqft		1,056		854		1,083		936
\$/sqft		\$0		\$177		\$157		\$205
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	3.00	0.00	\$0	3.00	\$0	2.00	\$0
Bathrooms	\$0	2.00	1.00	\$0	2.00	\$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	\$74,286	15,246.00	7,405.00	\$13,372	7,840.00	\$12,630	12,632.00	\$4,458
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	1.00	\$0
<b>Adjustment Subtotals</b>				\$13,372		\$12,630		\$4,458
<b>Adjusted \$/sqft</b>		<b>\$172</b>		\$192		\$169		\$210
<b>Adjusted ARV \$</b>		<b>\$181,120</b>		\$164,372		\$182,530		\$196,458
<b>Notes</b>								

## Purchase Costs

Name	Type	Cost
Inspection	\$ Amount	\$500
Title Insurance	\$ Amount	\$350
Legal Fees	1.00 % of Purchase	\$1,000

**Total Purchase Costs: \$1,850**

## Sale Costs

Name	Type	Cost
Closing Costs	1.00 % of Sale	\$1,811
Commission	6.00 % of Sale	\$10,867
<b>Total Sale Costs:</b>		<b>\$12,678</b>

## OpEx: Utilities & Periodic Costs

Name	Setup (\$)	Amount (\$/period)	Cost
Property Taxes	\$0	\$1,130/ Year	\$377
Insurance	\$0	\$100/Month	\$400
Electric	\$0	\$30/Month	\$120
Gas	\$0	\$30/Month	\$120
Sewer	\$0	\$30/Month	\$120
Water	\$0	\$30/Month	\$120
<b>Total OpEx Costs:</b>			<b>\$1,257</b>

## Summary Rehab Estimate

Category	(\$) Amount
Windows	\$1,250
Kitchens	\$10,000
Bathrooms	\$5,000
<b>Total Rehab Cost:</b>	<b>\$16,250</b>

## Property Photos

---

