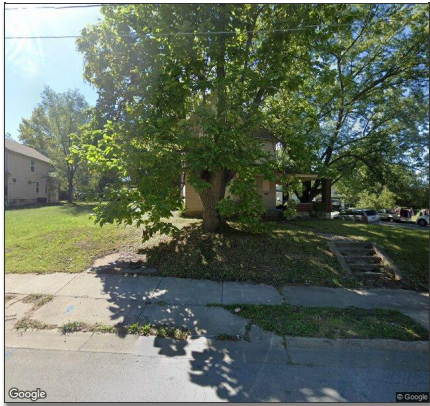


Fix and Flip Project

1015 Quindaro Blvd, Kansas City, KS 66104, USA

Bedrooms: 8, Bathrooms: 4.0, Sqft: 3329, Lot Size: 11456, Year Built: 1890



Financial Summary

Project Costs

Purchase Price	\$85,000
Purchase Costs	\$0
Rehab Costs	\$146,500
Rehab Contingency ()	\$0
Rehab Holding Costs	\$174
Total Project Costs	\$231,674
Financing	\$0
Cash out of Pocket	\$231,674
Rehab Project Length	4 Month(s)

Project Returns

Sales Price	\$360,000
Project Costs	(\$231,674)
Sale Costs	\$0
Profit Amount	\$128,326
ROI	55.39%
ROR	166.17%
Unlevered ROI	55.39%
Unlevered ROR	166.17%



CMA Summary



By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$273,948	Avg of Sales ARV	\$273,948
Subject Sqft	3,329	Subject Sqft	3,329
Adjusted \$/sqft	\$82	Avg of Sales ARV \$/sqft	\$82

By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$111	Avg of Unadjusted \$/sqft	\$111
Subject Sqft	3,329	Subject Sqft	3,329
Calculated Adj. ARV	\$370,629	Calculated ARV	\$370,629

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
			Image Not Available		Image Not Available			
Address	1015 Quindaro Blvd, Kansas City, KS 66104, USA		940 Cleveland Ave, Kansas City, KS 66101, USA		2532 N 73 St, Kansas City, KS 66109, USA		2047 N 6th St, Kansas City, KS 66101, USA	
Sold Date		2022-11-14		2024-09-13		2024-10-24		2023-04-21
Sold \$		\$5,000		\$267,900		\$279,944		\$274,000
Sqft		3,329		2,784		1,842		3,189
\$/sqft		\$2		\$96		\$152		\$86
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	8.00	4.00	\$0	3.00	\$0	5.00	\$0
Bathrooms	\$0	4.00	3.50	\$0	2.00	\$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	11,456.00	6,795.00	\$0	8,364.00	\$0	7,231.00	\$0
Basement sqft	\$0	713.00	916.00	\$0	1,842.00	\$0	1,184.00	\$0
Has pool	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Has view	\$0	0.00	1.00	\$0	1.00	\$0	1.00	\$0
Adjustment Subtotals				\$0		\$0		\$0
Adjusted \$/sqft		\$82		\$96		\$152		\$86
Adjusted ARV \$		\$273,948		\$267,900		\$279,944		\$274,000
Notes	Excellent opportunity to flip.							

Property Photos

