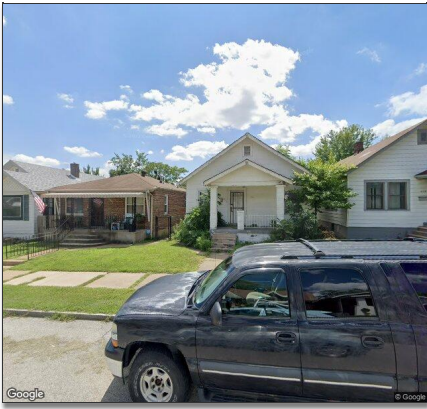


Fix and Flip Project in STL 3 of 4

6126 Sherry Ave, St. Louis, MO 63136, USA

Bedrooms: 2, Bathrooms: 1.0, Sqft: 624, Lot Size: 3487, Year Built: 1928

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	\$13
Total Project Costs	\$7,513
Financing	\$0
Cash out of Pocket	\$7,513
Rehab Project Length	1 Month(s)

Project Returns

Sales Price	\$76,000
Project Costs	(\$7,513)
Sale Costs	\$0
Profit Amount	\$68,487
ROI	911.59%
ROR	10939.09%
Unlevered ROI	911.59%
Unlevered ROR	10939.09%

Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
10182 Count Dr	3.8 miles	2	1.0	702	\$90,000	\$128	2025-01-28
7030 Manette Dr	1 miles	2	1.0	748	\$80,000	\$107	2024-12-24
5314 Hamilton Ave	0.32 miles	2	1.0	660	\$58,000	\$88	2024-09-05
Average:					\$76,000	\$108	



CMA Summary

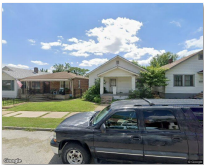
By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$76,000	Avg of Sales ARV	\$76,000
Subject Sqft	624	Subject Sqft	624
Adjusted \$/sqft	\$122	Avg of Sales ARV \$/sqft	\$122

By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$108	Avg of Unadjusted \$/sqft	\$108
Subject Sqft	624	Subject Sqft	624
Calculated Adj. ARV	\$67,184	Calculated ARV	\$67,184

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
			Image Not Available		Image Not Available			
Address	6126 Sherry Ave, St. Louis, MO 63136, USA		10182 Count Dr, St. Louis, MO 63136, USA		7030 Manette Dr, St. Louis, MO 63136, USA		5314 Hamilton Ave, Jennings, MO 63136, USA	
Sold Date		2007-01-19		2025-01-28		2024-12-24		2024-09-05
Sold \$		\$60,000		\$90,000		\$80,000		\$58,000
Sqft		624		702		748		660
\$/sqft		\$96		\$128		\$107		\$88
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	2.00	2.00	\$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	3,487.00	5,201.00	\$0	7,505.00	\$0	3,202.00	\$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	1.00	1.00	\$0	1.00	\$0	1.00	\$0
Adjustment Subtotals				\$0		\$0		\$0
Adjusted \$/sqft		\$122		\$128		\$107		\$88
Adjusted ARV \$		\$76,000		\$90,000		\$80,000		\$58,000
Notes								

Property Photos

