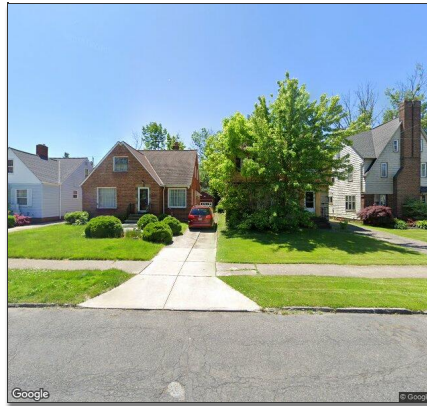


# Wholesale Property

3602 Antisdale Ave, Cleveland Heights, OH 44118, USA

**Bedrooms: 3, Bathrooms: 2.0, Sqft: 1772, Lot Size: 4400, Year Built: 1941**



## Financial Summary

### Project Costs

|                            |                  |
|----------------------------|------------------|
| Purchase Price             | \$57,000         |
| Wholesale Fee              | \$3,000          |
| Purchase Costs             | \$0              |
| Rehab Costs                | \$55,000         |
| Rehab Contingency ( )      | \$0              |
| Rehab Holding Costs        | \$1,982          |
| <b>Total Project Costs</b> | <b>\$113,982</b> |
| Financing                  | \$0              |
| <b>Cash out of Pocket</b>  | <b>\$113,982</b> |
| Rehab Project Length       | 6 Month(s)       |

### Project Returns

|                      |                 |
|----------------------|-----------------|
| Sales Price          | \$168,000       |
| Project Costs        | (\$113,982)     |
| Sale Costs           | (\$0)           |
| <b>Profit Amount</b> | <b>\$54,018</b> |
| ROI                  | 47.39%          |
| ROR                  | 94.78%          |
| Unlevered ROI        | 47.39%          |
| Unlevered ROR        | 94.78%          |

## Comps

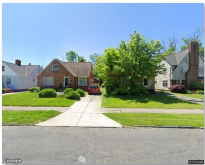
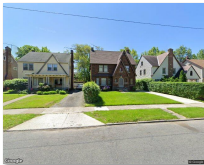
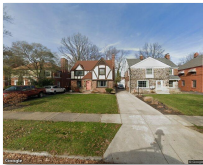
| Address            | Dist        | Beds | Baths | Sqft | Sold (\$)        | \$/sqft     | Sale date  |
|--------------------|-------------|------|-------|------|------------------|-------------|------------|
| 3633 Grosvenor Rd  | 0.055 miles | 3    | 2.0   | 1503 | \$70,000         | \$47        | 2021-07-08 |
| 3566 Antisdale Ave | 0.07 miles  | 3    | 2.0   | 1637 | \$139,900        | \$85        | 2021-06-22 |
| 3587 Harvey Rd     | 0.11 miles  | 3    | 2.0   | 1704 | \$165,000        | \$97        | 2021-08-19 |
| <b>Average:</b>    |             |      |       |      | <b>\$124,967</b> | <b>\$76</b> |            |

### By Average of Sales

By Average of \$/Sqft

Created with REI/kit ([www.reikit.com](http://www.reikit.com))

## CMA Detail

| Basics                      | Subject                                                                           |                  | Comparable                                                                        |            | Comparable                                                                         |            | Comparable                                                                          |            |
|-----------------------------|-----------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|------------|
|                             |  |                  |  |            |  |            |  |            |
| Address                     | 3602 Antisdale Ave, Cleveland Heights, OH 44118, USA                              |                  | 3633 Grosvenor Rd, Cleveland Heights, OH 44118, USA                               |            | 3566 Antisdale Ave, Cleveland Heights, OH 44118, USA                               |            | 3587 Harvey Rd, Cleveland Heights, OH 44118, USA                                    |            |
| Sold Date                   |                                                                                   | -                |                                                                                   | 2021-07-08 |                                                                                    | 2021-06-22 |                                                                                     | 2021-08-19 |
| Sold \$                     |                                                                                   |                  |                                                                                   | \$70,000   |                                                                                    | \$139,900  |                                                                                     | \$165,000  |
| Sqft                        |                                                                                   | 1,772            |                                                                                   | 1,503      |                                                                                    | 1,637      |                                                                                     | 1,704      |
| \$/sqft                     |                                                                                   | \$0              |                                                                                   | \$47       |                                                                                    | \$85       |                                                                                     | \$97       |
| Features                    | Feature Values                                                                    | Units            | Units                                                                             | Adjustment | Units                                                                              | Adjustment | Units                                                                               | Adjustment |
| Bedrooms                    | \$0                                                                               | 3.00             | 3.00                                                                              | \$0        | 3.00                                                                               | \$0        | 3.00                                                                                | \$0        |
| Bathrooms                   | \$0                                                                               | 2.00             | 2.00                                                                              | \$0        | 2.00                                                                               | \$0        | 2.00                                                                                | \$0        |
| Garage spaces               | \$0                                                                               | 0.00             | 1.00                                                                              | \$0        | 2.00                                                                               | \$0        | 2.00                                                                                | \$0        |
| Carport spaces              | \$0                                                                               | 0.00             | 0.00                                                                              | \$0        | 0.00                                                                               | \$0        | 0.00                                                                                | \$0        |
| Lot size sqft               | \$0                                                                               | 4,400.00         | 4,400.00                                                                          | \$0        | 4,400.00                                                                           | \$0        | 6,720.00                                                                            | \$0        |
| Basement sqft               | \$0                                                                               | 756.00           | 1,077.00                                                                          | \$0        | 789.00                                                                             | \$0        | 813.00                                                                              | \$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        |
| <b>Adjustment Subtotals</b> |                                                                                   |                  |                                                                                   | \$0        |                                                                                    | \$0        |                                                                                     | \$0        |
| <b>Adjusted \$/sqft</b>     |                                                                                   | <b>\$71</b>      |                                                                                   | \$47       |                                                                                    | \$85       |                                                                                     | \$97       |
| <b>Adjusted ARV \$</b>      |                                                                                   | <b>\$124,967</b> |                                                                                   | \$70,000   |                                                                                    | \$139,900  |                                                                                     | \$165,000  |
| Notes                       |                                                                                   |                  |                                                                                   |            |                                                                                    |            |                                                                                     |            |

## Purchase Costs

| Name                         | Type      | Cost       |
|------------------------------|-----------|------------|
| LUMP SUM                     | \$ Amount | \$0        |
| <b>Total Purchase Costs:</b> |           | <b>\$0</b> |



# Sale Costs

| Name              | Type      | Cost |
|-------------------|-----------|------|
| LUMP SUM          | \$ Amount | \$0  |
| Total Sale Costs: |           | \$0  |

# Summary Rehab Estimate

| Category          | (\$ ) Amount |
|-------------------|--------------|
| Other             | \$55,000     |
| Total Rehab Cost: | \$55,000     |

# Property Photos

---

