

Wholesale Property

Philadelphia, Pa

Bedrooms: , Sqft: 3072, Lot Size: 1183, Year Built: 1920



Financial Summary

Project Costs

Purchase Price	\$120,000
Wholesale Fee	\$40,000
Purchase Costs	\$11,652
Rehab Costs	\$404,480
Rehab Contingency (10%)	\$40,448
Rehab Holding Costs	\$80,579
Total Project Costs	\$657,159
Financing	(\$518,922)
Cash out of Pocket	\$138,237
Rehab Project Length	12 Month(s)

Project Returns

Sales Price	\$1,100,000
Project Costs	(\$657,159)
Sale Costs	(\$34,600)
Profit Amount	\$408,241
ROI	295.32%
ROR	295.32%
Unlevered ROI	62.12%
Unlevered ROR	62.12%

Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
Philadelphia, Pa	0.14 miles	4	4.0	2310	\$1,437,500	\$622	2025-10-03
Philadelphia, Pa	0.11 miles	6	6.0	2785	\$1,075,000	\$386	2025-08-07
Philadelphia, Pa	0.086 miles	4	4.0	3254	\$742,500	\$228	2025-11-12
Philadelphia, Pa	0.18 miles	3	4.0	2567	\$1,425,000	\$555	2025-10-17
Average:					\$1,170,000	\$448	

CMA Summary

By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$1,170,000	Avg of Sales ARV	\$1,170,000
Subject Sqft	3,072	Subject Sqft	3,072
Adjusted \$/sqft	\$381	Avg of Sales ARV \$/sqft	\$381

By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$448	Avg of Unadjusted \$/sqft	\$448
Subject Sqft	3,072	Subject Sqft	3,072
Calculated Adj. ARV	\$1,375,488	Calculated ARV	\$1,375,488

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
			Image Not Available		Image Not Available		Image Not Available	
Address	Philadelphia, Pa		Philadelphia, Pa		Philadelphia, Pa		Philadelphia, Pa	
Sold Date		-		2025-10-03		2025-08-07		2025-11-12
Sold \$				\$1,437,500		\$1,075,000		\$742,500
Sqft		3,072		2,310		2,785		3,254
\$/sqft		\$0		\$622		\$386		\$228
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	0.00	4.00	\$0	6.00	\$0	4.00	\$0
Bathrooms	\$0	0.00	4.00	\$0	6.00	\$0	4.00	\$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	1,183.00	1,047.00	\$0	1,156.00	\$0	1,760.00	\$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		\$381		\$622		\$386		\$228
Adjusted ARV \$		\$1,170,000		\$1,437,500		\$1,075,000		\$742,500
Notes								

CMA Detail (Continued)

Basics		Comparable	
		Image Not Available	
Address		Philadelphia, Pa	
Sold Date			2025-10-17
Sold \$			\$1,425,000
Sqft			2,567
\$/sqft			\$555
Features	Feature Values	Units	Adjustment
Bedrooms	\$0	3.00	\$0
Bathrooms	\$0	4.00	\$0
Garage spaces	\$0	0.00	\$0
Carport spaces	\$0	0.00	\$0
Lot size sqft	\$0	1,360.00	\$0
Basement sqft	\$0	0.00	\$0
Has pool	\$0	0.00	\$0
Has view	\$0	1.00	\$0
Adj Subtotal			\$0
Adj \$/sqft			\$555
Adjsted Value			\$1,425,000
Notes			

Property Photos



(<https://d2i1j7z7tri9wn.cloudfront.net/UniqueProperty/1142479/Media/adf74c9a-4fdd-4a82-a376-c171aa63bbf0/streetview>)

