

# Fix and Flip Project

3828 E 55th St, Cleveland, OH 44105, USA

**Bedrooms: 4, Bathrooms: 2.0, Sqft: 2543, Lot Size: 3640, Year Built: 1910**



## Financial Summary

### Project Costs

Purchase Price	\$35,000
Purchase Costs	\$0
Rehab Costs	\$61,450
Rehab Contingency ( )	\$0
Rehab Holding Costs	\$2,945
<b>Total Project Costs</b>	<b>\$99,395</b>
Financing	\$0
<b>Cash out of Pocket</b>	<b>\$99,395</b>
Rehab Project Length	3 Month(s)

### Project Returns

Sales Price	\$162,500
Project Costs	(\$99,395)
Sale Costs	\$0
<b>Profit Amount</b>	<b>\$63,106</b>
ROI	63.49%
ROR	253.96%
Unlevered ROI	63.49%
Unlevered ROR	253.96%

## Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
4007 E 54th St	0.33 miles	4	2.0	2244	\$60,000	\$27	2021-06-07
6726 Hosmer Ave	0.48 miles	4	2.0	2073	\$17,500	\$8	2021-07-16
4427 Gamma Ave	0.52 miles	4	1.0	2118	\$129,500	\$61	2021-02-25
<b>Average:</b>					<b>\$69,000</b>	<b>\$32</b>	



# CMA Summary




## By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$69,000	Avg of Sales ARV	\$69,000
Subject Sqft	2,543	Subject Sqft	2,543
Adjusted \$/sqft	\$27	Avg of Sales ARV \$/sqft	\$27

## By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$32	Avg of Unadjusted \$/sqft	\$32
Subject Sqft	2,543	Subject Sqft	2,543
Calculated Adj. ARV	\$81,376	Calculated ARV	\$81,376

# CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
					Image Not Available			
Address	3828 E 55th St, Cleveland, OH 44105, USA		4007 E 54th St, Newburgh Heights, OH 44105, USA		6726 Hosmer Ave, Cleveland, OH 44105, USA		4427 Gamma Ave, Newburgh Heights, OH 44105, USA	
Sold Date		2021-07-28		2021-06-07		2021-07-16		2021-02-25
Sold \$		\$28,800		\$60,000		\$17,500		\$129,500
Sqft		2,543		2,244		2,073		2,118
\$/sqft		\$11		\$27		\$8		\$61
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	4.00	4.00	\$0	4.00	\$0	4.00	\$0
Bathrooms	\$0	2.00	2.00	\$0	2.00	\$0	1.00	\$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	3,640.00	4,800.00	\$0	5,200.00	\$0	5,000.00	\$0
Basement sqft	\$0	574.00	986.00	\$0	658.00	\$0	1,094.00	\$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>\$27</b>		\$27		\$8		\$61
<b>Adjusted ARV \$</b>		<b>\$69,000</b>		\$60,000		\$17,500		\$129,500
Notes								



# OpEx: Utilities & Periodic Costs

Name	Setup (\$)	Amount (\$/period)	Cost
Property Taxes	\$0	\$1,438/ Year	\$360
Alarm	\$350	\$25/Month	\$425
Insurance	\$175	\$125/Month	\$550
Electric	\$0	\$150/Month	\$450
Gas	\$0	\$110/Month	\$330
Sewer	\$400	\$35/Month	\$505
Water	\$250	\$25/Month	\$325
Total OpEx Costs:			\$2,945

# Summary Rehab Estimate

Category	(\$) Amount
Other	\$5,000
Windows	\$1,200
Doors	\$1,500
Walls and Ceilings	\$5,500
Floors and Tile	\$6,500
Kitchens	\$5,500
Bathrooms	\$3,500
Plumbing and HVAC	\$6,500
Electrical	\$7,500
Painting and Finishing	\$2,500
Foundations and Slabs	\$12,000
Rough Carpentry	\$2,500
Insulation and Moisture Control	\$1,200
Water Damage and Mold Remediation	\$550
Total Rehab Cost:	\$61,450



# Detailed Rehab Estimate

Item	Qty	Cost
Total Cost:		\$0.00

# Property Photos

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