

Fix and Flip Project

685 Mc Kinley Ave, Bedford, OH 44146, USA

Bedrooms: 3, Bathrooms: 1.0, Sqft: 1236, Lot Size: 7500, Year Built: 1951



Financial Summary

Project Costs

Purchase Price	\$41,000
Purchase Costs	\$0
Rehab Costs	\$20,000
Rehab Contingency (5%)	\$1,000
Rehab Holding Costs	\$615
Total Project Costs	\$62,615
Financing	\$0
Cash out of Pocket	\$62,615
Rehab Project Length	3 Month(s)

Project Returns

Sales Price	\$77,000
Project Costs	(\$62,615)
Sale Costs	\$0
Profit Amount	\$14,385
ROI	22.97%
ROR	91.90%
Unlevered ROI	22.97%
Unlevered ROR	91.90%

Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
678 Mckinley Ave	0.03 miles	2	2.0	1483	\$40,000	\$27	2019-01-09
670 Mckinley Ave	0.04 miles	3	1.0	1336	\$64,000	\$48	2019-04-16
696 High St	0.065 miles	3	1.0	1281	\$75,000	\$59	2018-10-19
311 Columbus St	0.17 miles	3	1.0	1310	\$65,000	\$50	2019-07-22
285 Columbus Street	0.19 miles	3	1.0	1215	\$33,250	\$27	2019-01-24
567 Darlington Dr	0.2 miles	3	1.0	1008	\$100,000	\$99	2019-04-15
302 Marion Drive	0.21 miles	3	1.0	1350	\$40,000	\$30	2019-04-25
749 Northfield Road	0.24 miles	3	1.0	1192	\$77,000	\$65	2019-06-28
756 Lincoln Boulevard	0.3 miles	3	1.0	1151	\$74,000	\$64	2019-04-18
768 Lincoln Boulevard	0.31 miles	3	1.0	1359	\$59,999	\$44	2019-03-25
Average:					\$62,825	\$51	

CMA Summary

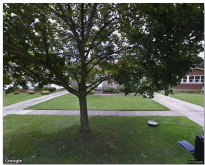
By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$62,825	Avg of Sales ARV	\$62,825
Subject Sqft	1,236	Subject Sqft	1,236
Adjusted \$/sqft	\$51	Avg of Sales ARV \$/sqft	\$51

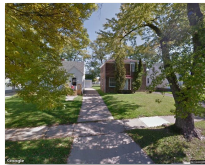
By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$51	Avg of Unadjusted \$/sqft	\$51
Subject Sqft	1,236	Subject Sqft	1,236
Calculated Adj. ARV	\$63,407	Calculated ARV	\$63,407

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
								
Address	685 Mc Kinley Ave, Bedford, OH 44146, USA		678 Mc Kinley Ave, Bedford, OH 44146, USA		670 Mc Kinley Ave, Bedford, OH 44146, USA		696 High St, Bedford, OH 44146, USA	
Sold Date		1994-06-28		2019-01-09		2019-04-16		2018-10-19
Sold \$		\$89,000		\$40,000		\$64,000		\$75,000
Sqft		1,236		1,483		1,336		1,281
\$/sqft		\$72		\$27		\$48		\$59
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	3.00	2.00	\$0	3.00	\$0	3.00	\$0
Bathrooms	\$0	1.00	2.00	\$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	7,500.00	10,001.00	\$0	10,001.00	\$0	10,001.00	\$0
Basement sqft	\$0	792.00	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	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Adjustment Subtotals				\$0		\$0		\$0
Adjusted \$/sqft		\$51		\$27		\$48		\$59
Adjusted ARV \$		\$62,825		\$40,000		\$64,000		\$75,000
Notes								

CMA Detail (Continued)

Basics		Comparable		Comparable		Comparable		Comparable	
								Image Not Available	
Address		311 Columbus St, Bedford, OH 44146, USA		285 Columbus Street, Bedford, OH 44146, USA		567 Darlington Dr, Bedford, OH 44146, USA		302 Marion Drive, Bedford, OH 44146, USA	
Sold Date			2019-07-22		2019-01-24		2019-04-15		2019-04-25
Sold \$			\$65,000		\$33,250		\$100,000		\$40,000
Sqft			1,310		1,215		1,008		1,350
\$/sqft			\$50		\$27		\$99		\$30
Features	Feature Values	Units	Adjustment	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	3.00	\$0	3.00	\$0	3.00	\$0	3.00	\$0
Bathrooms	\$0	1.00	\$0	1.00	\$0	1.00	\$0	1.00	\$0
Garage spaces	\$0	0.00	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Carport spaces	\$0	0.00	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	6,089.00	\$0	7,448.00	\$0	5,000.00	\$0	6,560.00	\$0
Basement sqft	\$0	0.00	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Has pool	\$0	0.00	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Has view	\$0	0.00	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Adj Subtotal			\$0		\$0		\$0		\$0
Adj \$/sqft			\$50		\$27		\$99		\$30
Adjsted Value			\$65,000		\$33,250		\$100,000		\$40,000
Notes									

CMA Detail (Continued)

Basics		Comparable		Comparable		Comparable	
				Image Not Available		Image Not Available	
Address		749 Northfield Road, Bedford, OH 44146, USA		756 Lincoln Boulevard, Bedford, OH 44146, USA		768 Lincoln Boulevard, Bedford, OH 44146, USA	
Sold Date			2019-06-28		2019-04-18		2019-03-25
Sold \$			\$77,000		\$74,000		\$59,999
Sqft			1,192		1,151		1,359
\$/sqft			\$65		\$64		\$44
Features	Feature Values	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	3.00	\$0	3.00	\$0	3.00	\$0
Bathrooms	\$0	1.00	\$0	1.00	\$0	1.00	\$0
Garage spaces	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Carport spaces	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	7,980.00	\$0	5,201.00	\$0	5,201.00	\$0
Basement sqft	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Has pool	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Has view	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Adj Subtotal			\$0		\$0		\$0
Adj \$/sqft			\$65		\$64		\$44
Adjusted Value			\$77,000		\$74,000		\$59,999
Notes							

Summary Rehab Estimate

Category	(\$) Amount
Other	\$20,000
Total Rehab Cost: \$20,000	

Property Photos

