TURBO REALTY LLC,
(216) 279-5242
deangelo@turborealtycleveland.com

Fix and Flip Project

3406 Henderson Rd, Cleveland Heights, OH 44112, USA

Bedrooms: 3, **Bathrooms:** 1.0, **Sqft:** 1343, **Lot Size:** 5062, **Year Built:** 1927

Financial Summary

Project Costs

Purchase Price	$35,000
Purchase Costs	$0
Rehab Costs	$29,936
Rehab Contingency ()	$0
Rehab Holding Costs	$455
Total Project Costs	**$65,391**
Financing	$0
Cash out of Pocket	**$65,391**
Rehab Project Length	2 Month(s)

Project Returns

Sales Price	$91,000
Project Costs	($65,391)
Sale Costs	$0
Profit Amount	**$25,609**
ROI	39.16%
ROR	234.98%
Unlevered ROI	39.16%
Unlevered ROR	234.98%

Comps

Address	Dist	Beds	Baths	Sqft	Sold ($)	$/sqft	Sale date
2337 N Taylor Rd	0.14 miles	3	2.0	1500	$95,000	$63	2018-08-02
3406 Spangler Rd	0.16 miles	3	1.0	1199	$105,000	$88	2018-12-04
3383 Henderson Road	0.056 miles	3	1.0	1364	$95,000	$70	2018-07-11
				Average:	**$98,333**	**$74**	

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CMA Summary

By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	$98,333	Avg of Sales ARV	$98,333
Subject Sqft	1,343	Subject Sqft	1,343
Adjusted $/sqft	$73	Avg of Sales ARV $/sqft	$73

By Average of $/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted $/sqft	$74	Avg of Unadjusted $/sqft	$74
Subject Sqft	1,343	Subject Sqft	1,343
Calculated Adj. ARV	$98,934	Calculated ARV	$98,934

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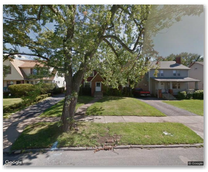
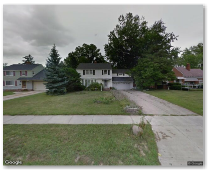
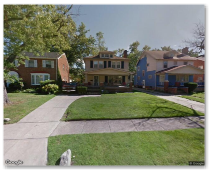
CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
								
Address	3406 Henderson Rd, Cleveland Heights, OH 44112, USA		2337 N Taylor Rd, Cleveland Heights, OH 44112, USA		3406 Spangler Rd, Cleveland Heights, OH 44112, USA		3383 Henderson Rd, Cleveland Heights, OH 44112, USA	
Sold Date		2015-06-16		2018-08-02		2018-12-04		2018-07-11
Sold $		$65,000		$95,000		$105,000		$95,000
Sqft		1,343		1,500		1,199		1,364
$/sqft		$48		$63		$88		$70
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	1.00	2.00	$0	1.00	$0	1.00	$0
Garage spaces	$0	2.00	2.00	$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	5,062.00	10,201.00	$0	4,879.00	$0	5,061.00	$0
Basement sqft	$0	640.00	0.00	$0	576.00	$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		**$73**		$63		$88		$70
Adjusted ARV $		**$98,333**		$95,000		$105,000		$95,000
Notes								

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OpEx: Utilities & Periodic Costs

Annual Expense Growth Rate: 1.0%

Name	Setup ($)	Amount ($/period)	Cost
Property Taxes	$0	$1,200/ Year	$200
Insurance	$100	/Month	$100
Alarm	$25	/Month	$25
Water	$35	/Month	$35
Sewer	$35	/Month	$35
Gas	$20	/Month	$20
Electric	$40	/Month	$40
		Total OpEx Costs:	**$455**

CapEx (Replacements)

Annual Expense Growth Rate: 1.0%

Name	Initial ($)	Replacement Cost ($)	Lifespan (Yrs)	Age (Yrs)	Cost
Paint	$3,600	$0	5	0	$3,600
Flooring	$1,500	$0	5	0	$1,500
Appliances	$2,300	$0	10	0	$2,300
Water Heater	$1,300	$0	10	0	$1,300
Landscaping	$1,500	$0	10	0	$1,500
Countertops	$1,500	$0	10	0	$1,500
HVAC	$2,200	$0	20	0	$2,200
Plumbing	$3,500	$0	30	0	$3,500
Windows	$6,200	$0	50	0	$6,200
Roof	$0	$0	25	0	$0
Cabinets	$800	$0	20	0	$800
				Total CapEx Costs:	**$0**

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Summary Rehab Estimate

Category	($) Amount
Windows	$6,100
Doors	$1,700
Walls and Ceilings	$1,200
Floors and Tile	$1,200
Kitchens	$6,000
Bathrooms	$1,200
Electrical	$2,500
Painting and Finishing	$36
Plumbing and HVAC	$4,500
Water Damage and Mold Remediation	$2,000
Siding and Trim	$3,500
Total Rehab Cost:	**$29,936**

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Property Photos