

# Fix and Flip on the Paseo

6616 The Paseo, Kansas City, MO 64132, USA

Bedrooms: 3, Bathrooms: 2.0, Sqft: 1900, Lot Size: 3920, Year Built: 1925

Great project on the Paseo, step in and finish this gem!



## Financial Summary

### Project Costs

Purchase Price	\$150,000
Purchase Costs	\$0
Rehab Costs	\$0
Rehab Contingency ( )	\$0
Rehab Holding Costs	\$73
<b>Total Project Costs</b>	<b>\$150,073</b>
Financing	\$0
<b>Cash out of Pocket</b>	<b>\$150,073</b>
Rehab Project Length	2 Month(s)

### Project Returns

Sales Price	\$220,000
Project Costs	(\$150,073)
Sale Costs	\$0
<b>Profit Amount</b>	<b>\$69,927</b>
ROI	46.60%
ROR	279.57%
Unlevered ROI	46.60%
Unlevered ROR	279.57%

## Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
2229 E 69th St	0.57 miles	4	3.0	2094	\$218,190	\$104	2024-11-06
2229 E 69th St	0.57 miles	4	3.0	2094	\$218,190	\$104	2024-11-06
1942 E 72nd St	0.79 miles	2	2.0	1504	\$210,000	\$140	2024-12-13
				<b>Average:</b>	<b>\$215,460</b>	<b>\$116</b>	



# CMA Summary


## By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$215,460	Avg of Sales ARV	\$215,460
Subject Sqft	1,900	Subject Sqft	1,900
Adjusted \$/sqft	\$113	Avg of Sales ARV \$/sqft	\$113

## By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$116	Avg of Unadjusted \$/sqft	\$116
Subject Sqft	1,900	Subject Sqft	1,900
Calculated Adj. ARV	\$220,400	Calculated ARV	\$220,400

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
			Image Not Available		Image Not Available		Image Not Available	
Address	6616 The Paseo, Kansas City, MO 64132, USA		2229 E 69th St, Kansas City, MO 64132, USA		2229 E 69th St, Kansas City, MO 64132, USA		1942 E 72nd St, Kansas City, MO 64132, USA	
Sold Date		2023-03-28		2024-11-06		2024-11-06		2024-12-13
Sold \$				\$218,190		\$218,190		\$210,000
Sqft		1,900		2,094		2,094		1,504
\$/sqft		\$0		\$104		\$104		\$140
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	3.00	4.00	\$0	4.00	\$0	2.00	\$0
Bathrooms	\$0	2.00	3.00	\$0	3.00	\$0	2.00	\$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	3,920.00	7,405.00	\$0	7,405.00	\$0	5,227.00	\$0
Basement sqft	\$0	1,050.00	0.00	\$0	0.00	\$0	922.00	\$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		\$113		\$104		\$104		\$140
Adjusted ARV \$		\$215,460		\$218,190		\$218,190		\$210,000
Notes								

# Property Photos

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