

Wholesale Property

Crestview, FL

Bedrooms: 3, **Bathrooms:** 2.0, **Sqft:** 1899, **Lot Size:** 10315, **Year Built:** 1997



Financial Summary

Project Costs

Purchase Price	\$240,000
Wholesale Fee	\$10,000
Purchase Costs	\$0
Rehab Costs	\$0
Rehab Contingency ()	\$0
Rehab Holding Costs	\$632
Total Project Costs	\$240,632
Financing	\$0
Cash out of Pocket	\$240,632
Rehab Project Length	3 Month(s)

Project Returns

Sales Price	\$312,069
Project Costs	(\$240,632)
Sale Costs	\$0
Profit Amount	\$71,437
ROI	29.69%
ROR	118.75%
Unlevered ROI	29.69%
Unlevered ROR	118.75%

Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
Crestview, FL	0.28 miles	3	2.0	2122	\$337,000	\$159	2025-08-21
Crestview, FL	0.083 miles	4	3.0	1882	\$309,000	\$164	2025-07-18
Crestview, FL	0.12 miles	3	2.0	1651	\$280,000	\$170	2025-06-03
Average:						\$308,667	\$164

CMA Summary


By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$308,667	Avg of Sales ARV	\$308,667
Subject Sqft	1,899	Subject Sqft	1,899
Adjusted \$/sqft	\$163	Avg of Sales ARV \$/sqft	\$163

By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$164	Avg of Unadjusted \$/sqft	\$164
Subject Sqft	1,899	Subject Sqft	1,899
Calculated Adj. ARV	\$312,069	Calculated ARV	\$312,069

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
			Image Not Available		Image Not Available		Image Not Available	
Address	Crestview, FL		Crestview, FL		Crestview, FL		Crestview, FL	
Sold Date		2019-01-23		2025-08-21		2025-07-18		2025-06-03
Sold \$		\$190,000		\$337,000		\$309,000		\$280,000
Sqft		1,899		2,122		1,882		1,651
\$/sqft		\$100		\$159		\$164		\$170
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	3.00	3.00	\$0	4.00	\$0	3.00	\$0
Bathrooms	\$0	2.00	2.00	\$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	10,315.00	9,374.00	\$0	23,930.00	\$0	9,467.00	\$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		\$163		\$159		\$164		\$170
Adjusted ARV \$		\$308,667		\$337,000		\$309,000		\$280,000
Notes								

Property Photos



(<https://d2i1j7z7tri9wn.cloudfront.net/UniqueProperty/1139491/Media/b8816512-b920-41a9-9b5b-a45a50c31b29/streetview>)

