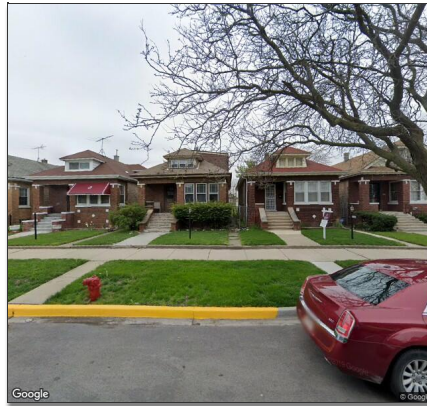


Fix and Flip Project

7528 S Aberdeen St, Chicago, IL 60620, USA

Bedrooms: 5, **Bathrooms:** 2.0, **Sqft:** 1808, **Lot Size:** 3500, **Year Built:** 1922



Financial Summary

Project Costs

Purchase Price	\$30,000
Purchase Costs	\$3,138
Rehab Costs	\$50,000
Rehab Contingency (15%)	\$7,500
Rehab Holding Costs	\$7,625
Total Project Costs	\$98,263
Financing	(\$87,324)
Cash out of Pocket	\$10,939
Rehab Project Length	3 Month(s)

Project Returns

Sales Price	\$200,688
Project Costs	(\$98,263)
Sale Costs	(\$39,171)
Profit Amount	\$63,254
JV Partner Share (50.00%)	\$31,627
Remaining Share	\$31,627
ROI	578.24%
ROR	2312.95%
Unlevered ROI	64.37%
Unlevered ROR	257.49%

Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
7505 South May Street	0.057 miles	3	2.0	2112	\$140,000	\$66	2019-03-12
7753 S May St	0.29 miles	3	2.0	1806	\$200,000	\$111	2019-01-28
7817 South Aberdeen Street	0.34 miles	6	2.0	1956	\$305,000	\$156	2019-07-08
Average:					\$215,000	\$111	

CMA Summary


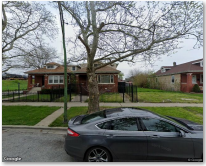
By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$215,000	Avg of Sales ARV	\$215,000
Subject Sqft	1,808	Subject Sqft	1,808
Adjusted \$/sqft	\$119	Avg of Sales ARV \$/sqft	\$119

By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$111	Avg of Unadjusted \$/sqft	\$111
Subject Sqft	1,808	Subject Sqft	1,808
Calculated Adj. ARV	\$200,688	Calculated ARV	\$200,688

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
							Image Not Available	
Address	7528 S Aberdeen St, Chicago, IL 60620, USA		7505 South May Street, Chicago, IL 60620, USA		7753 S May St, Chicago, IL 60620, USA		7817 South Aberdeen Street, Chicago, IL 60620, USA	
Sold Date		2010-11-08		2019-03-12		2019-01-28		2019-07-08
Sold \$				\$140,000		\$200,000		\$305,000
Sqft		1,808		2,112		1,806		1,956
\$/sqft		\$0		\$66		\$111		\$156
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	5.00	3.00	\$0	3.00	\$0	6.00	\$0
Bathrooms	\$0	2.00	2.00	\$0	2.00	\$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	3,500.00	3,624.00	\$0	3,720.00	\$0	3,484.00	\$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	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Adjustment Subtotals				\$0		\$0		\$0
Adjusted \$/sqft		\$119		\$66		\$111		\$156
Adjusted ARV \$		\$215,000		\$140,000		\$200,000		\$305,000
Notes								

Property Photos

