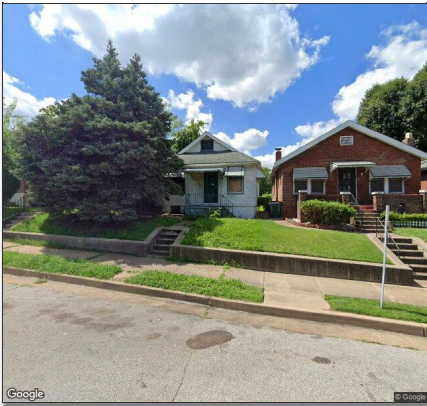


# Fix and Flip Project in STL 4 of 4

5641 Goodfellow Blvd, St. Louis, MO 63136, USA

**Bedrooms:** 2, **Bathrooms:** 1.0, **Sqft:** 864, **Lot Size:** 3631, **Year Built:** 1913

Cheap fix-n-flip in Northeast STL, part of a group of FIVE houses selling as a block for 40,000.



## Financial Summary

### Project Costs

Purchase Price	\$15,000
Purchase Costs	\$0
Rehab Costs	\$0
Rehab Contingency ( )	\$0
Rehab Holding Costs	\$25
<b>Total Project Costs</b>	<b>\$15,025</b>
Financing	\$0
<b>Cash out of Pocket</b>	<b>\$15,025</b>
Rehab Project Length	2 Month(s)

### Project Returns

Sales Price	\$92,000
Project Costs	(\$15,025)
Sale Costs	\$0
<b>Profit Amount</b>	<b>\$76,975</b>
ROI	512.31%
ROR	3073.84%
Unlevered ROI	512.31%
Unlevered ROR	3073.84%

## Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
6337 Lena Ave	0.094 miles	1	1.0	704	\$70,000	\$99	2024-05-16
6343 Lena Ave	0.1 miles	2	1.0	960	\$68,000	\$71	2024-08-15
11265 Jerries Ln	4.8 miles	3	1.5	1060	\$138,000	\$130	2025-03-14
Average:					<b>\$92,000</b>	<b>\$100</b>	



# CMA Summary

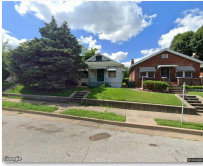
## By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$92,000	Avg of Sales ARV	\$92,000
Subject Sqft	864	Subject Sqft	864
Adjusted \$/sqft	\$106	Avg of Sales ARV \$/sqft	\$106

## By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$100	Avg of Unadjusted \$/sqft	\$100
Subject Sqft	864	Subject Sqft	864
Calculated Adj. ARV	\$86,400	Calculated ARV	\$86,400

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
							Image Not Available	
Address	5641 Goodfellow Blvd, St. Louis, MO 63136, USA		6337 Lena Ave, Jennings, MO 63136, USA		6343 Lena Ave, St. Louis, MO 63136, USA		11265 Jerries Ln, St. Louis, MO 63136, USA	
Sold Date		2004-10-08		2024-05-16		2024-08-15		2025-03-14
Sold \$		\$28,500		\$70,000		\$68,000		\$138,000
Sqft		864		704		960		1,060
\$/sqft		\$33		\$99		\$71		\$130
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	2.00	1.00	\$0	2.00	\$0	3.00	\$0
Bathrooms	\$0	1.00	1.00	\$0	1.00	\$0	1.50	\$0
Garage spaces	\$0	0.00	0.00	\$0	1.00	\$0	0.00	\$0
Carport spaces	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	3,631.00	4,552.00	\$0	6,499.00	\$0	43,560.00	\$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		\$106		\$99		\$71		\$130
Adjusted ARV \$		\$92,000		\$70,000		\$68,000		\$138,000
Notes								

# Property Photos

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