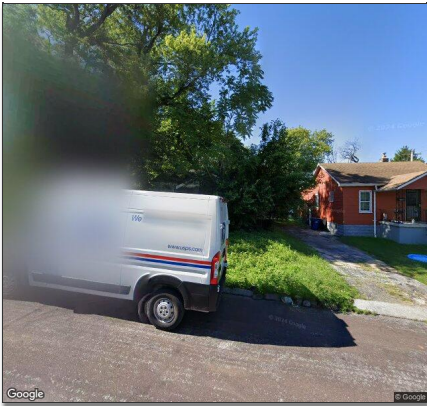


# Fix and Flip Project in STL 2 of 4

7222 Albright Ave, Jennings, MO 63136, USA

Bedrooms: 3, Bathrooms: 1.0, Sqft: 896, Lot Size: 5227, Year Built: 1929

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	\$7,500
Purchase Costs	\$0
Rehab Costs	\$0
Rehab Contingency ( )	\$0
Rehab Holding Costs	\$23
<b>Total Project Costs</b>	<b>\$7,523</b>
Financing	\$0
<b>Cash out of Pocket</b>	<b>\$7,523</b>
Rehab Project Length	1 Month(s)

### Project Returns

Sales Price	\$100,949
Project Costs	(\$7,523)
Sale Costs	\$0
<b>Profit Amount</b>	<b>\$93,426</b>
ROI	1241.90%
ROR	14902.82%
Unlevered ROI	1241.90%
Unlevered ROR	14902.82%

## Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
5611 Apricot Ave	0.067 miles	3	1.0	975	\$83,000	\$85	2024-09-30
7229 Emma Ave	0.1 miles	3	1.0	1056	\$195,000	\$185	2024-05-14
5541 Sapphire Ave	0.11 miles	3	1.0	888	\$60,000	\$68	2024-05-14
Average:					\$112,667	\$113	



# CMA Summary

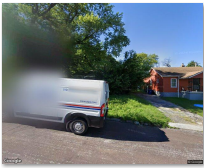


## By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$112,667	Avg of Sales ARV	\$112,667
Subject Sqft	896	Subject Sqft	896
Adjusted \$/sqft	\$126	Avg of Sales ARV \$/sqft	\$126

## By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$113	Avg of Unadjusted \$/sqft	\$113
Subject Sqft	896	Subject Sqft	896
Calculated Adj. ARV	\$100,949	Calculated ARV	\$100,949

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
								
Address	7222 Albright Ave, Jennings, MO 63136, USA		5611 Apricot Ave, Jennings, MO 63136, USA		7229 Emma Ave, Jennings, MO 63136, USA		5541 Sapphire Ave, Jennings, MO 63136, USA	
Sold Date		2023-03-29		2024-09-30		2024-05-14		2024-05-14
Sold \$		\$602		\$83,000		\$195,000		\$60,000
Sqft		896		975		1,056		888
\$/sqft		\$1		\$85		\$185		\$68
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	1.00	\$0	1.00	\$0	1.00	\$0
Garage spaces	\$0	0.00	1.00	\$0	0.00	\$0	1.00	\$0
Carport spaces	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	5,227.00	5,998.00	\$0	4,961.00	\$0	5,998.00	\$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		\$126		\$85		\$185		\$68
Adjusted ARV \$		\$112,667		\$83,000		\$195,000		\$60,000
Notes								

# Property Photos

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