

# Fix and Flip Project

1963 E 82nd St, Cleveland, OH 44103, USA

**Bedrooms: 3, Bathrooms: 3.0, Sqft: 1970, Lot Size: 3870, Year Built: 1997**



## Financial Summary

### Project Costs

Purchase Price	\$237,000
Purchase Costs	\$0
Rehab Costs	\$30,668
Rehab Contingency ( )	\$0
Rehab Holding Costs	\$1,648
<b>Total Project Costs</b>	<b>\$269,316</b>
Financing	\$0
<b>Cash out of Pocket</b>	<b>\$269,316</b>
Rehab Project Length	3 Month(s)

### Project Returns

Sales Price	\$199,000
Project Costs	(\$269,316)
Sale Costs	\$0
<b>Profit Amount</b>	<b>(\$70,316)</b>
ROI	-26.11%
ROR	-104.44%
Unlevered ROI	-26.11%
Unlevered ROR	-104.44%

## Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
8110 Chester Pkwy	0.072 miles	3	3.0	2176	\$198,000	\$91	2020-11-10
8429 Euclid Ave	0.15 miles	3	3.0	1984	\$250,000	\$126	2020-04-28
1949 E 85th St	0.16 miles	3	3.0	1680	\$242,500	\$144	2020-11-06
<b>Average:</b>					<b>\$230,167</b>	<b>\$120</b>	

# CMA Summary





## By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$230,167	Avg of Sales ARV	\$230,167
Subject Sqft	1,970	Subject Sqft	1,970
Adjusted \$/sqft	\$117	Avg of Sales ARV \$/sqft	\$117

## By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$120	Avg of Unadjusted \$/sqft	\$120
Subject Sqft	1,970	Subject Sqft	1,970
Calculated Adj. ARV	\$237,057	Calculated ARV	\$237,057

# CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
								
Address	1963 E 82nd St, Cleveland, OH 44103, USA		8110 Chester Pkwy, Cleveland, OH 44103, USA		8429 Euclid Ave, Cleveland, OH 44106, USA		1949 E 85th St, Cleveland, OH 44106, USA	
Sold Date		2005-06-30		2020-11-10		2020-04-28		2020-11-06
Sold \$		\$225,000		\$198,000		\$250,000		\$242,500
Sqft		1,970		2,176		1,984		1,680
\$/sqft		\$114		\$91		\$126		\$144
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	3.00	3.00	\$0	3.00	\$0	3.00	\$0
Garage spaces	\$0	2.00	2.00	\$0	2.00	\$0	2.00	\$0
Carport spaces	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	3,870.00	2,962.00	\$0	2,605.00	\$0	1,899.00	\$0
Basement sqft	\$0	1,039.00	0.00	\$0	1,132.00	\$0	416.00	\$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
<b>Adjustment Subtotals</b>				\$0		\$0		\$0
<b>Adjusted \$/sqft</b>		<b>\$117</b>		\$91		\$126		\$144
<b>Adjusted ARV \$</b>		<b>\$230,167</b>		\$198,000		\$250,000		\$242,500
<b>Notes</b>								

# Summary Rehab Estimate

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Category	(\$) Amount
Windows	\$4
Windows	\$800
Roofing and Flashing	\$0
Siding and Trim	\$3
Siding and Trim	\$300
Painting and Finishing	\$1,500
Doors	\$2
Doors	\$2,500
Plumbing and HVAC	\$1,500
Plumbing and HVAC	\$1
Electrical	\$600
Walls and Ceilings	\$6,500
Bathrooms	\$2,500
Kitchens	\$3,500
Floors and Tile	\$6
Floors and Tile	\$68
Floors and Tile	\$6,895
Floors and Tile	\$689
Demo and clean up	\$1,600
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Basement	\$1,700
<b>Total Rehab Cost:</b>	<b>\$30,668</b>



# Detailed Rehab Estimate

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Item	Qty	Cost
		<b>Total Cost: \$0.00</b>

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# Property Photos

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