

3 bd2 ba1,680 sqftBuilt 1998Single FamilyBasement: NoGarage: 2-car attachedMLS #T351204821 DOM

AGENT & PROPERTY FACTS				
Agent	-	Taxes/yr (county)		\$3,400
Phone	-	HOA/mo		-
Email	-	HUD Section-8 rent ⓘ		\$2,450/mo
Asking (MLS)	\$285,000	Insurance/yr		\$1,800
Last sale	\$214,000 (-)	Avg market sale ⓘ		~27 days
Price cut	-\$24,000 (8%)	Zestimate		\$331,000
		Zillow rent est		\$2,400/mo
ARV basis: 5 sold comps - strict comps - within 1 mile, similar size, sold <=12 months ⓘ				

ASKING \$285,000	OFFER (90% OF ASK) \$228,000	REHAB ⓘ \$34,000	AFTER-REPAIR VALUE ⓘ \$340,000
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BUY & HOLD CASH FLOW ⓘ

CASH FLOW / MO ⓘ

\$385

\$4,620/yr

CAP RATE ⓘ

6.8%

DSCR ⓘ

1.35

lenders want 1.2+

CASH-ON-CASH ⓘ

11.0%

LOAN (80% ARV CAP) ⓘ

\$209,600

P&I / MO

\$1,240

NOI / MO ⓘ

\$1,465

GROSS / YR

\$29,400

CASH IN DEAL

\$56,400

Rent in

\$2,450

Costs out

\$2,065

= \$385/mo

FIX & FLIP ⓘ			
NET PROFIT ⓘ \$58,000	ROI 22.1% 44.2% annualized	MAX OFFER (90% RULE) ⓘ \$272,000 offer PASSES	TOTAL PROJECT COST \$282,000
Total project cost already includes selling \$20,400 (6% of ARV - agent commissions, transfer tax, title) + buying \$4,560 + holding \$6,000 + finance \$5,240 (hard-money interest + points).			

ALL-IN COST COMPOSITION (BUY & HOLD BASIS) - \$273,600	
Offer \$228,000 Rehab \$34,000 Closing \$4,560 Carrying \$1,800 Finance \$5,240	

EQUITY & BRRRR SIGNALS ⓘ	
Equity spread \$78,000 (23%) - Equity at ARV 23% - Max rehab for BRRRR \$40,000 (all cash back at refi) ⓘ	

SOLD COMPARABLES (ARV BASIS) ⓘ									
ADDRESS	SOLD FOR	SOLD	SQFT	BD/BA	BUILT	MILES	\$/SQFT	BSMT	GARAGE
3919 W Arch St	\$349,900	-	1,259	3/2	1996	0.31	\$278	-	-
3915 W State St	\$330,000	-	1,058	2/1	1994	0.44	\$312	-	-
3916 W North A St	\$355,000	-	1,622	3/2	2001	0.52	\$219	-	-
418 S Habana Ave	\$342,000	-	1,710	3/2	1999	0.63	\$200	-	-
3707 W Cass St	\$325,000	-	1,540	3/2	1997	0.71	\$211	-	-

FROM THE LISTING	
Solid 3/2 near Midtown - kitchen and baths are dated, roof replaced 2021. Priced under recent sales; a cosmetic rehab lands it at the comps.	