

Investment

EVALUATION REPORT

Date:
1/25/2018

Est. Net Profit: **\$53,425.13**

Produced By Rob Terranova

Email rob.terranova@fixters.com

Prepared By
rob.terranova@fixters.com

Phone:



Property Summary

2604 Undisclosed Street Denver, CO 80210

Total SqFt: **1498**

Purchase Price: **\$350,000.00**

Bed(s): **4**

Rehab Cost: **\$67,971.54**

Bath(s): **2.0**

Est. Sale Price: **\$515,000.00**

Days to Flip: **84**

Estimated Analysis

**NET SALES
PROCEEDS**

\$489,250.00

Sales Price (ARV) **\$515,000.00**

— Exit Cost **\$25,750.00**

Net Sales
Proceeds **\$489,250.00**

TOTAL INVESTMENT

\$435,824.87

Purchase Price **\$350,000.00**

Rehab Cost **\$67,971.54**

Holding Cost **\$700.00**

+ Cost of Funds **\$17,853.33**

Total
Investment **\$435,824.87**

EST. NET PROFIT

\$53,425.13

EST. CASH ON CASH RETURN

52.49 %

Net Profit

EST. NET PROFIT

\$53,425.13 12.26%

**EST. CASH ON CASH
RETURN**

52.49 %

Estimated Room Rehab Costs

Room Name	Estimated Total
Bathroom 1 Full	\$3,814.18
Basement Bedroom	\$2,886.16
Bedroom	\$6,386.16
Bedroom 1	\$1,314.31
Dining Room	\$1,639.99
Entry	\$513.21
Family Room	\$1,175.62
Kitchen	\$9,735.71
Master Bedroom	\$2,437.32
Master Bath	\$3,814.18
Rooms Subtotal	\$33,716.83

Estimated Task Costs

Task	Estimated Total

Fence	\$4,280.00
Garage Door	\$1,444.50
Siding	\$4,500.00
Window	\$5,885.00
Window	\$2,621.50
Roof	\$3,920.00
Contingency	\$3,398.58
Exterior Paint	\$3,157.63
Demolition	\$2,140.00
Landscape	\$2,140.00
Clean	\$767.50
Tasks Subtotal	\$34,254.71

Property Images