



**2119 Westwood Ave, Baltimore,
Maryland, 21217**
4 bedrooms, 2.0 bathrooms.




After Repair Value
\$215,000



Purchase Price
\$51,250



Rehab Budget
\$108,900



Profit
\$40,000

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$51,250.00)
Purchase Closing Costs	(\$3,500.00)
Total	(\$54,750.00)

Rehab Costs

Total Rehab Costs	(\$108,900.00)
Total	(\$108,900.00)

Holding Costs

Monthly Holding Costs	(\$600.00)
Total Days Held	120
Total	(\$2,400.00)

Sales Costs

After Repair Value	\$215,000.00
All Selling Closing Costs	(\$2,500.00)
Real Estate Agent Fees	(\$6,450.00)
Total	\$206,050.00

Total Profit for Flip \$40,000.00

Estimated Repairs

Roofing:	\$7,000.00
Flooring:	\$3,500.00
Landscaping:	\$2,000.00
Electrical:	\$3,500.00
Paint:	\$2,500.00
Hvac:	\$6,000.00
Plumbing:	\$5,000.00
Windows:	\$2,000.00
Doors:	\$1,800.00
Drywall:	\$4,000.00
Framing:	\$12,000.00
Demo:	\$3,000.00
Insulation:	\$700.00
Kitchen Cabinetry:	\$5,000.00
Kitchen Appliances :	\$2,000.00
Kitchen Countertops:	\$1,400.00
Dumpsters:	\$2,000.00
Termite Inspection :	\$300.00
Tree Removal:	\$1,500.00
Tile:	\$1,200.00
Foundation:	\$10,000.00
Sewer Lateral :	\$4,000.00
Gas:	\$2,000.00
Contingencies:	\$12,000.00
Bathroom:	\$9,000.00
Permits:	\$400.00
Baseboard Trim:	\$2,500.00
Gutters:	\$2,600.00

Flip Hypothetical Profit If Held For...

45 Days	90 Days	270 Days
\$41,500.00	\$40,600.00	\$37,000.00

Return on Investment for Flip*

Total:	\$108,900.00
24.09%	Immediate
73.27%	Annualized



*Based on no loans or leverage