

# Fair Oaks Deal ~ Fix N Flip

**Property Details:**

3 bed 3 bath  
2450 sqft  
Lot size .26 acres  
Yr built 1972

**Work needed:**

Cosmetic updating  
Partial Flooring  
Kitchen Remodel  
Paint interior  
Walls around kitchen removed to create open space

**Features:**

Bathroom upstairs already remodeled  
Rooftop balcony  
Gorgeous backyard with large pool

**Purchase: \$420,000**

**Est. Rehab: \$40,000**

**Est. ARV \$540,000**

**Gross Profit: \$80K**

Please subtract your own financing and selling costs.

**ARV Explanation:** \$222 per sf x 2450 is about \$540,000

**Link below includes:**

Pictures  
CMA  
Map of comps

<http://tinyurl.com/fairoaksdeal>



For address and more info contact Jordan at (916) 467-8108.

Please do your own due diligence on rehab cost, ARV, and profit.

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