

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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