

**3bd 1.75ba 1,520 sqft**

## 投资方案分析

### 方案一: Flipping

方案二:BRRRR (实际为 0.7%接近 1%原则)

	Cost
ARV	420,000.00
Purchase price	320,000.00
Rehab	30,000.00
Buy closing	2,000.00
Cash required	352,000.00
LTV of cash-out refi (75% of ARV)	315,000.00
Cash required after refi	37,000.00
Rent/month	2,350.00
Mortgage+Insurance+Tax	1,840.00
PM+Vacancy rate	15%
Cash flow	158.00
Return per year	5%

## 房源具体信息

Prop Type:	<b>Single Family</b>			Sub Prop:	<b>Residential</b>		
Beds:	<b>3</b>	Baths:	<b>1.75</b>	SF:	<b>1,520</b>	SF Source: <b>Realist</b>	
Yr Built:	<b>1950</b>	Price/SF:	<b>\$164.47</b>	Lot Size:	<b>.248 ac/10,784 sf</b>		
Elementary:	<a href="#"><u>Cascade View Elementary</u></a>			Jr High:	<a href="#"><u>Showalter Middle School</u></a>		
Snr High:	<a href="#"><u>Foster Senior High School</u></a>			School Dist:	<b>Tukwila</b> <a href="#"><u>School District Websites</u></a>		
Ann Taxes:	<b>\$3,109</b>	Tax Year:	<b>2019</b>	Prk Typ:	<b>Off Street</b>		
Ttl Cvr Prk:	<b>0</b>	Prk Spc:		Bld Nm:			
Style Code:	<b>10 - 1 Story</b>			Bld Info:	<b>Built On Lot</b>		
Bld Cond:				Roof:	<b>Composition</b>		
Bsmnt:	<b>None</b>			Exterior:	<b>Wood Products</b>		
Foundation:	<b>Poured Concrete</b>						
Sewer:	<b>Sewer Connected</b>						
Site Feat:	<b>Deck, Fenced-Partially, RV Parking</b>						

## 房源分析

### 项目分析:

- 装修和项目改造难度  
房屋内部状态还不错, layout 合理, 屋顶和外墙状态非常好, 窗户基本都是换过的 double panel, 地势很平 LOT 很大, 基本不需要大的改造, 适合新手翻修出租或者 flipping

### Location 分析:

- 中位价: \$437,383.00
- 交通

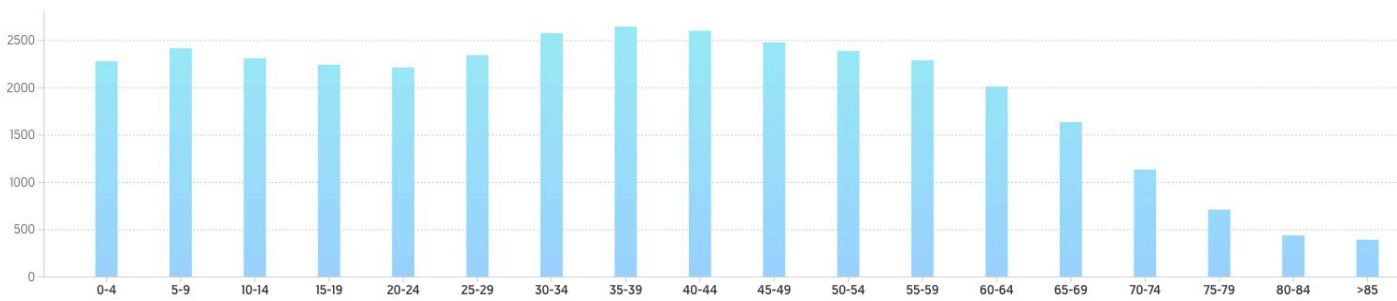
地点	距离 (mileage)	开车时间 (min)
轻轨站	0.8	3
I5 高速	1.9	7
405 高速	1.8	5
SEATAC 国际机场	2.7	6
Southcenter Mall	2.5	7-9
DT Seattle	10.9	16-22
DT Bellevue	15.7	18-24
联合湖	12.0	16-24
Amazon/Google/Facebook		
东区 Microsoft campus	20.3	24-28

- Neighborhood 数据:

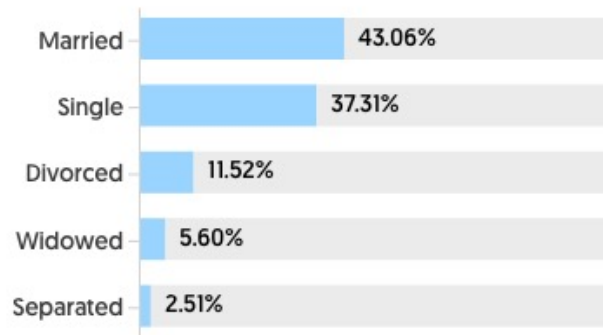
Estimated Population	35,048
Population Growth (since 2010)	3.9%
Population Density (ppl / mile)	3,942
Median Age	37.2

Number of Households	12,156
Household Size (ppl)	3
Households w/ Children	3,750

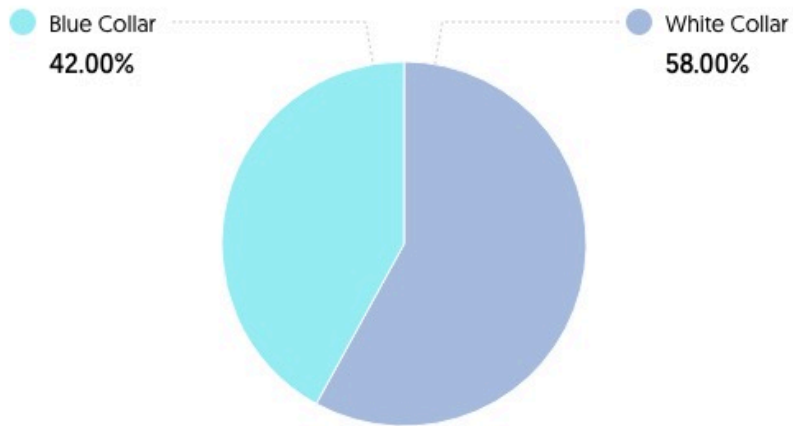
Age



Marital Status



## Workforce



## Household Income

