

Investor Special – Rehab Friendly House in Birmingham, AL

Affordable Fix & Flip or Rental Opportunity

312 16th St SW

Birmingham, AL 35211-1826



Exclusively Presented By:

OMEGA AZ PROPERTIES, LLC

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Project Summary Report with profit analysis.

312-ALABAMA

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	30,000	A
Rehab Cost	45,211	B
Total Closing (not inc. Sale) and Holding Costs	3,000	C
Total Financing Costs	3,109	D
Projected Cost of Sale	5,400	E
Total Project Cost	86,720	(A+B+C+D+E)
Total Amount Financed	73,799	F
Total Cash Committed	7,521	G
<u>RESULTS</u>		
Projected Resale Price	135,000	H
Total Project Cost	86,720	I
Lender Split of Profits	-	J
Flip Profit	48,280	K=H-I-J
ROI	641.92%	K/G
Annualized ROI	1540.61%	

<u>Breakdown of Financing Costs:</u>	
Origination/Discount Points	677
Other Closing Costs for Loan	-
Interest on Original Loan	1,233
Interest on Rehab Money	1,200
Total Cost of Financing	3,109

REHAB BUDGET

312 16th St SW Birmingham AL 35211-1826

		Details/Notes	Sq.Ft./Qty	Rate	
Soft Costs					
Dumpsters					
Dumpsters	30 yard dumpsters	2	525	1,050	
				1,050	
Hard Costs					
Demo					
Demo	Demo existing flooring, vanities, cabinets, fixtures + Open Kitchen wall	1,432	1.13	1,618	
				1,618	
Roofing					
Roofing material	New dimensional shingle roofing		145	2,500	
Roofing labor	Tear off existing roof, and install new dimensional shingle roof		140	1,200	
				3,700	
Insulation/Vapor Barrier					
Floor insulation (L&M)	Install new floor insulation in crawlspace		1.15	1,000	
Vapor barrier (L&M)	Install new vapor barrier in crawlspace		0.85		
				1,000	
Interior Paint					
Prime/1st coat	All new interior paint (partial payment)	1,432	1.5	2,148	
Final touch ups	All new interior paint (final payment)	1,432	0.5	716	
				2,864	
Siding					
Siding material	Vinyl siding material		160	2,200	
Siding labor	Install new vinyl siding		140	1,500	
				3,700	
HVAC					
Replace HVAC units (L&M)	Replace HVAC units	2	2,250	4,500	
				4,500	
Tile					
Tile material	Tile material for bathroom floors		6	850	
Tile labor	Install new tile and bathroom floors		8	1,200	
Backsplash (L&M)	Install new tile backsplash at kitchen cabinets	1	900	900	
				2,950	
Hardwood					
LVP Flooring					
LVP flooring material	LVP flooring and shoe moulding		1.25	1,312	
LVP flooring labor	Install new LVP flooring and shoe moulding		2	1,150	
				2,462	

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Details/Notes		Sq.Ft./Qty	Rate	
Interior Doors				
Interior door slabs (M)	Hollow core interior door slabs		90	650
Interior door hardware (M)	Interior doorknobs and hinges		35	285
Interior door labor	Install new hollow core interior door slabs, and hardware		100	600
				1,535
Cabinets				
Cabinet material	White shaker kitchen cabinets, in-stock brand	1	2,750	2,750
Cabinet labor	Install new kitchen cabinets, and handles	1	1,000	1,000
				3,750
Vanities				
Vanities (M)	24" vanity with top	2	350	700
Vanities labor	Install new vanities with top	2	125	250
				950
Countertops				
Countertop measure	Measure for new countertops (down payment)	1	1,250	1,250
Countertop install	Install new granite kitchen countertops (final payment)	1	1,250	1,250
				2,500
Plumbing				
Plumbing fixtures (M)	All new plumbing fixtures		150	300
Install new plumbing fixtures (L)	Install new plumbing fixtures, includes new p-traps, water lines and valves		175	350
				650
Electrical				
Install new electrical fixtures (L)	Install all new electrical fixtures		100	2,200
Electrical fixtures (M)	All new electrical fixtures		100	1,100
Switch & plug (L&M)	Install all new switches, plugs, and covers	1,432	1	1,432
				4,732
Appliances				
New appliances (M)	New appliances; refrigerator, range, dishwasher, microwave, plus disposal	1	3,250	3,250
				3,250
Exterior Paint				
Paint front porch (L&M)	Paint front porch; floor, stairs, columns, and railings	1	1,000	1,000
				1,000
Bath Hardware/Mirrors				
Mirrors (M)	Bathroom vanity mirrors	4	50	200
Install mirrors	Install mirrors	4	50	200
				400

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Details/Notes		Sq.Ft./Qty	Rate	
Exterior Hardware				
House numbers and plaque (M)	House numbers and plaque	1	50	50
Mailbox (M)	Siding mounted mailbox	1	50	50
Labor	Install exterior hardware	2	50	100
				200
Gutters				
Gutters (L&M)	All new gutters and downspouts	1	900	900
				900
Landscaping				
Landscaping (L&M)	Mulch beds and shrubbery at front lot. Seed and straw	1	1,500	1,500
				1,500
TOTAL				45,211