



1909 N Keystone Ave Chicago 60639 Flip Plan

Address		Beds	Bath	Garage
1909 N Keystone Ave Chicago 60639	Currently	7	4	2
	After	4	3	2
		Year	Sq Ft	MLS #
		1906	2,418	09394102

Flip

		Scenario 1 (working Scenario)
Planned		1/15/2017
Listed for		\$175,000
Purchase Price	\$72	\$175,000
Closing Costs		\$7,000
Estimated Renovation & Holding		\$290,000
Set-up Fees		\$3,000
Property Taxes, Ins, Staging, Utilities		\$10,000
Est. All-in		\$485,000
Target Selling date		10/12/2017
Target selling price	\$294	\$710,000
Sales commission	5.0%	\$35,500
Sales expenses	1%	\$7,100
Projected Profit		\$182,400
Project ROI		38%

Scenario 1 (working Scenario)

Profit Sharing		
Investor(s)	50%	\$91,200
Local team	25%	\$45,600
Simply Do It (Facilitator)	25%	\$45,600
Investor's Return On Investment (ROI)		18.80%
Duration (months)		9
Annualized ROI		25.07%