

MARKETING SHEET (FLIP EXIT)

Property Address:	250 E. Jefferson St.	Presented by:
Property City, State, ZIP:	Pittsburgh, Pennsylvania 15212	Russ Griffiths
Bedrooms: 6 Baths: 4 SqFt: 3600 Built: New Const		Griffiths & Assoc.
Notes:	2 Lots (1 corner, 1 w/Demo structure) New builds on the same and surrounding sts are being sold between \$360K to \$500K.	4122926232 rvgriff1@gmail.com

Project Description: Project Assumptions/Budget
 \$275K each for 2 new builds on each lot.
 Resale Price \$375K+ each

Work Needed: Demo on current structure.
 2 New Construction, one bldg on each lot

PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
		% of ARV		
After-Repair Value (ARV)	750,000.00		Projected Resale Price	750,000.00
Purchase Price (Offer Price)	75,000.00	10.00%	Projected Cost of Sale	45,000.00
Rehab Costs	376,200.00	50.16%	Flip Profit	250,800.00
Total Closing and Holding Costs	3,000.00	0.40%	ROI	55.22%
Total Financing Costs	0.00	0.00%	Annualized ROI	66.26%
Total Project Cost Basis	454,200.00	60.56%	<u>Timeline Assumptions</u>	
Total Amount Financed	0.00		Time to Complete Rehab	6 Months
Total Cash Committed	454,200.00		Time to Complete Sale	4 Months
			Total Time	10 Months



Current view of subject property



Huge Potential!!!! Huge! Dont Miss This....



Corner lot.

Additional Pictures



Current Rehab across st from subject property



Privately held property on same st.



New construction across st from subject property.



New construction on adjacent st from subject property



St project on adjacent st from subject property starting at



Property for sale on same st as subject property



You can walk to downtown PGH and AGH Hospital



So close to so many attractions...Too many to list.

SCOPE OF WORK AND BUDGET

2 lots/demo New Const 2 Units. Historic Mexican War Sts. Northside Pgh

	Details/Notes	Sq. ft / Qty	Rate	Budget
Soft Costs				
2 Duplexes				
General Conditions	2 Each		3,500	7,000.00
Architect	2 Each		4,000	8,000.00
Geotech	2 Each		3,000	6,000.00
Civil	2 Each		3,000	6,000.00
ZBA	2 Each		1,000	2,000.00
PWSA	2 Each		10,000	20,000.00
Public Works	2 Each		500	1,000.00
Utilities - Sewer & Water	2 Each		15,000	30,000.00
Demo on existing Structure			15,000	15,000.00
Grading and Site Prep	2 Each		10,000	20,000.00
				115,000.00
Hard Costs				
Budget Group (no name)				
General Conditions	2 Each		32,500	65,000.00
Temp. Utilities	2 Each		500	1,000.00
General Labor	2 Each		4,500	9,000.00
Driveway	2 Each		2,000	4,000.00
Excavation	2 Each		3,000	6,000.00
Final Grading	2 Each		1,500	3,000.00
Landscaping	2 Each		1,200	2,400.00
Concrete Footers	2 Each		3,000	6,000.00
Concrete	2 Each		4,800	9,600.00
Masonry	2 Each		7,000	14,000.00
Misc. Metals	2 Each		5,500	11,000.00
Rough Carpentry	2 Each		37,000	74,000.00
Finish Carpentry	2 Each		7,500	15,000.00
Cabinetry-Kitchen & Bath	2 Each		4,500	9,000.00
Granite Tops (Kitchen)	2 Each		2,200	4,400.00
Cultured Marble Tops (Baths)	2 Each		500	1,000.00
Damp & Waterproofing	2 Each		2,800	5,600.00
Building Insulation	2 Each		3,100	6,200.00
Roofing	2 Each		7,500	15,000.00
				261,200.00
TOTAL				376,200.00