

FLIPPING PROPERTY - SAMPLE

@ 7% COMMISSION



Map for your convenience

General information		\$ 149,000 Asking price	
Call Chad Pepper for more info		1515 sqft	
		2 Bedrooms	
Community: Lake Bottom		2 Baths	
Cross streets: Cherokee Ave		\$98.35 per square foot	
Style: Ranch		School Information	
Exterior: Brick		Elementary: Clubview	
Roof type: Asphalt Shingle Roof age: ?		Junior High: Richards	
Home age: 76yrs? # of stories: 1		High School: Jordan	
Lot size: Approx. 71ft x 161ft		Organization Information	
Lot shape: Rectangle		<input type="checkbox"/> Planned Dev.	<input type="checkbox"/> Condominium
Room size information		<input type="checkbox"/> Pool	<input type="checkbox"/> Spa
Living room:	Approx. <u>19'11"</u> x <u>13' 7"</u> feet	<input type="checkbox"/> Tennis	<input type="checkbox"/> Golf
Dining room:	Approx. <u>12'11"</u> x <u>10' 9"</u> feet	<input type="checkbox"/> Rec Room	<input type="checkbox"/> Other:
Kitchen:	Approx. <u>17' 9"</u> x <u>14' 1"</u> feet	Homeowner's fees	\$
Family room:	Approx. <u>"</u> x <u>"</u> feet	Maintenance	\$
Den:	Approx. <u>"</u> x <u>"</u> feet	Water/Sewer	\$
Main bedroom:	Approx. <u>13'04"</u> x <u>15'05"</u> feet	Trash	\$
Bedroom 2:	Approx. <u>12'00"</u> x <u>15'05"</u> feet	Insurance	\$
Bedroom 3:	Approx. <u>"</u> x <u>"</u> feet	Utility information	
Bedroom 4:	Approx. <u>"</u> x <u>"</u> feet	City Sewer <input checked="" type="checkbox"/>	Septic tank <input type="checkbox"/> We <input type="checkbox"/>
Bedroom 5:	Approx. <u>"</u> x <u>"</u> feet	Heating type: Central Electric	
Attic:	Approx. <u>"</u> x <u>"</u> feet	Television:	Satelite <input type="checkbox"/> Cable <input checked="" type="checkbox"/>
Garage:	Approx. <u>"</u> x <u>"</u> feet	Dryer Hookup:	Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/>
Other:	Approx. <u>"</u> x <u>"</u> feet	Appliances included	
Amenities		<input checked="" type="checkbox"/> Stove	<input checked="" type="checkbox"/> Dishwasher
<input type="checkbox"/> Patio	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Disposal
<input type="checkbox"/> Pool	<input type="checkbox"/> Spa	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Washer
<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Sprinkler	<input type="checkbox"/> Trash compactor	<input type="checkbox"/> Dryer
<input type="checkbox"/> View	<input type="checkbox"/> Alarm	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/>

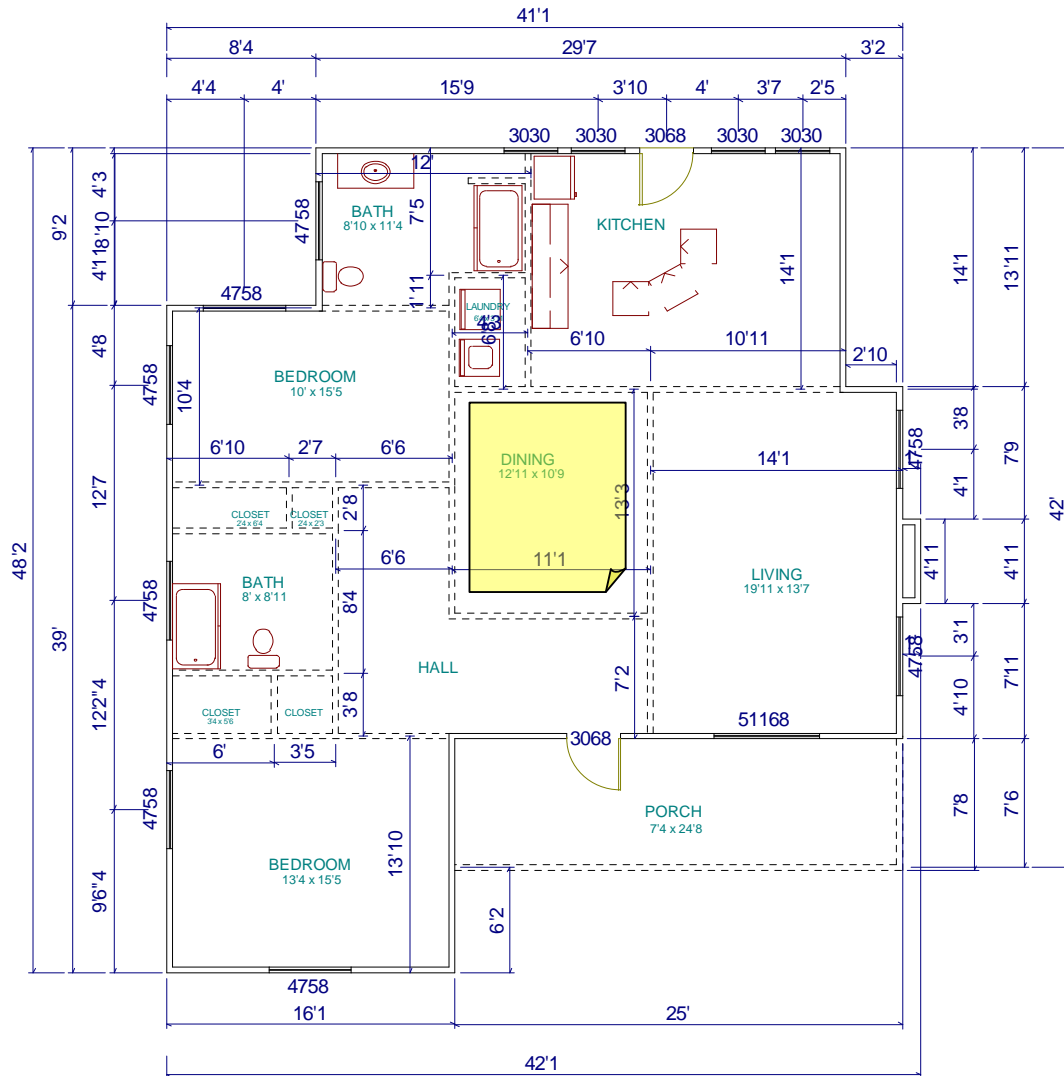
Property flipping projections

1,515.00	Existing SF
<u>1,709.00</u>	Potential SF
194.00	additional sf
<u>\$ 110</u>	\$/sf
\$ 21,340	created value

\$ 138,000	Purchase price
<u>\$ 188,000</u>	Flip price
\$ 50,000	Flip potential
<u>\$ 25,000</u>	less closing and construction
\$ 25,000	Projected profit

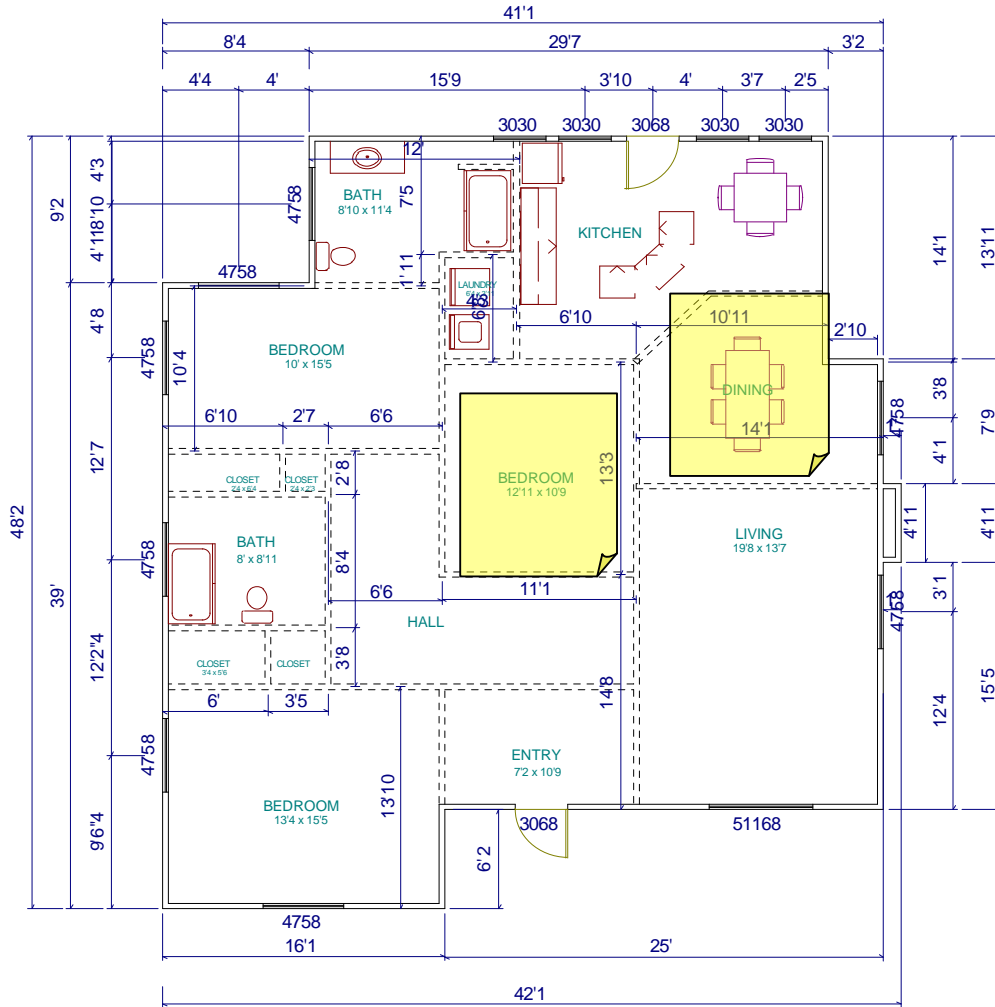
I can also draw the plans and estimate the cost of construction.

I Changed this from a 2 bedroom house to a 3 bedroom house by enclosing the existing front porch moving the dining room, and turning the existing dining room into a bedroom.



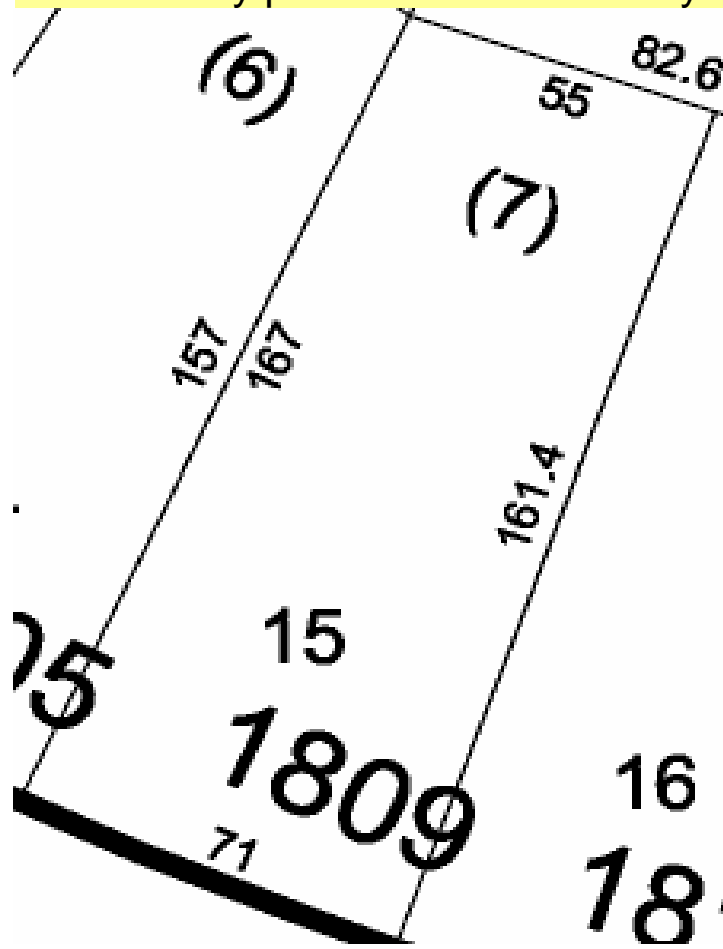
BEFORE

AFTER



LIVING AREA
1709 sq ft

I have every plat in columbus on my laptop.



Plat of Property



