

# Rugby Avenue

## Investment Property - Rehab & Flip

8204 Rugby Ave, Birmingham, AL 35206

House · 2 Beds · 1 Baths · 954 Sq.Ft.

Perfect opportunity for investors - minimal rehab needed to get \$20k+ profit and 145%+ ROI!

**\$ 24,000 Purchase Price · \$ 75,000 ARV**

**\$ 11,946 Cash Needed · \$ 22,403 Total Profit · 147.8% ROI · 354.7% Annualized ROI**

Prepared by:



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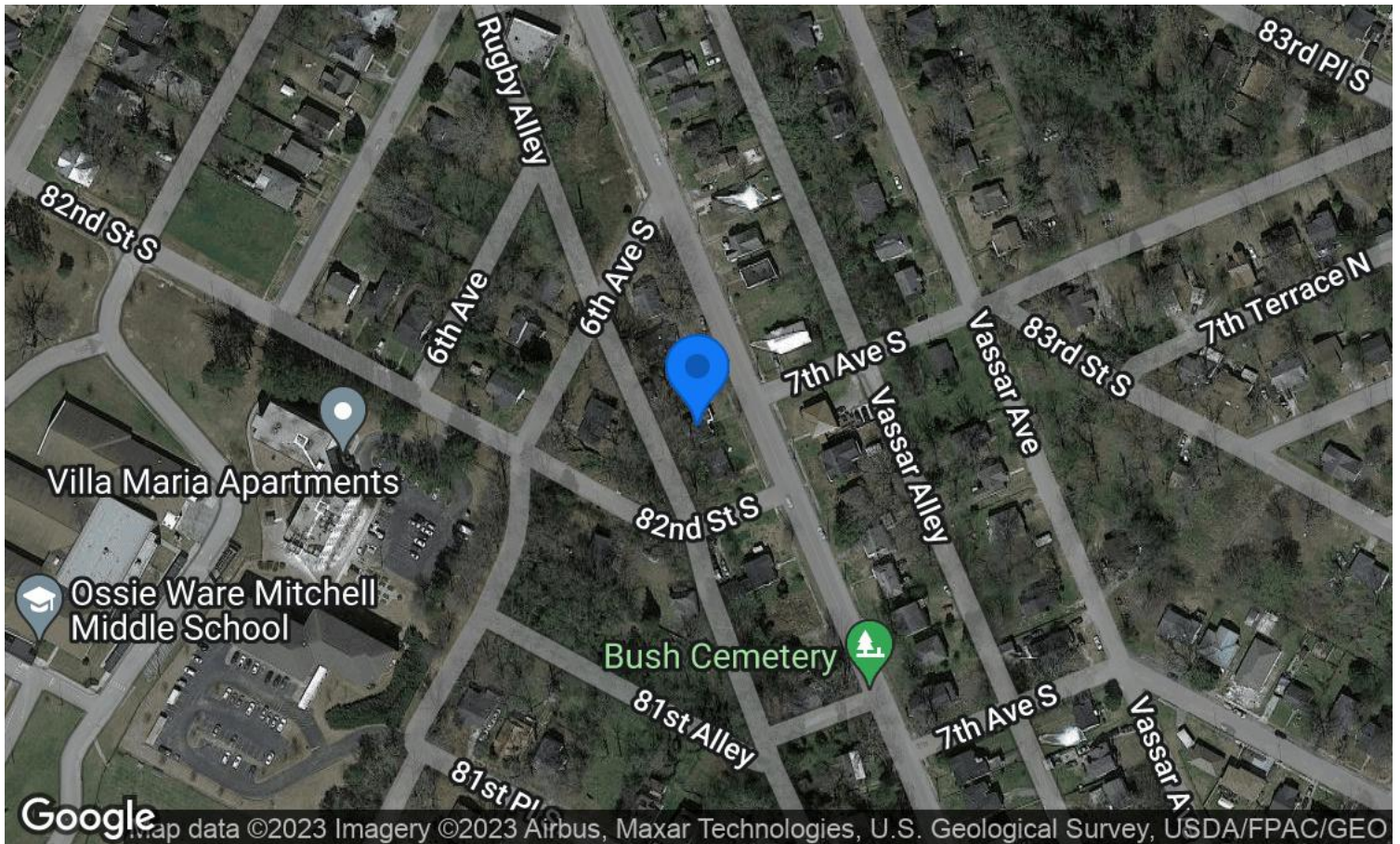
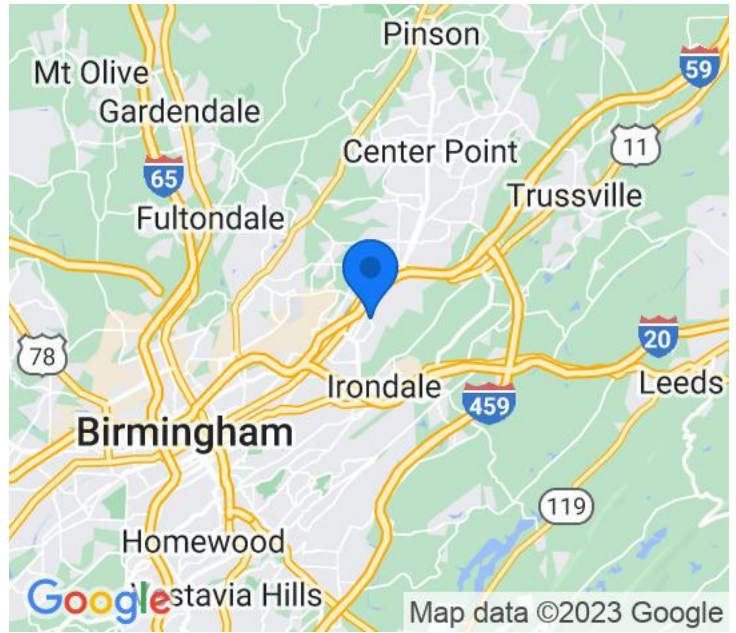
# Property Description

## ADDRESS

8204 Rugby Ave  
Birmingham, AL 35206

## DESCRIPTION

|                 |               |
|-----------------|---------------|
| Property Type:  | House         |
| Beds / Baths:   | 2 BR / 1 BA   |
| Square Footage: | 954           |
| Year Built:     | 1949          |
| Parking:        | Off-Street    |
| Lot Size:       | 7,405 sq.ft.  |
| Zoning:         | Single Family |
| MLS Number:     | 66325452      |



## Purchase & Rehab Analysis

### PURCHASE

|                           |          |                  |
|---------------------------|----------|------------------|
| Purchase Price:           |          | \$ 24,000        |
| Rehab Costs:              | +        | \$ 18,865        |
| Amount Financed:          | -        | \$ 32,149        |
| <b>Down Payment:</b>      | <b>=</b> | <b>\$ 10,716</b> |
| Purchase Costs:           | +        | \$ 1,230         |
| <b>Total Cash Needed:</b> | <b>=</b> | <b>\$ 11,946</b> |
| After Repair Value:       |          | \$ 75,000        |
| ARV Per Square Foot:      |          | \$ 78.6          |
| Price Per Square Foot:    |          | \$ 25.2          |

### PURCHASE COSTS

|                 |  |                     |
|-----------------|--|---------------------|
| Wholesaler Fee: |  | \$ 750              |
| Loan Points:    |  | \$ 1,286 (Financed) |
| Closing Costs:  |  | \$ 480              |
| <b>Total:</b>   |  | <b>\$ 2,516</b>     |

### FINANCING (PURCHASE)

|                |  |                          |
|----------------|--|--------------------------|
| Loan Type:     |  | Interest-Only            |
| Interest Rate: |  | 12.5%                    |
| Financing Of:  |  | Price (75%), Rehab (75%) |
| Loan Amount:   |  | \$ 33,435                |
| LTC / LTV:     |  | 75% / 42.9%              |
| Loan Payment:  |  | \$ 348 Per Month         |

### ASSUMPTIONS & PROJECTIONS

|                     |  |          |
|---------------------|--|----------|
| Holding Period:     |  | 5 Months |
| Rehab Cost Overrun: |  | 10%      |

### HOLDING COSTS

|                  |                 |
|------------------|-----------------|
| Loan Payments:   | \$ 1,741        |
| Property Taxes:  | \$ 329          |
| Insurance:       | \$ 271          |
| Utilities:       | \$ 375          |
| Dumpster Rental: | \$ 500          |
| <b>Total:</b>    | <b>\$ 3,216</b> |
| Total Per Month: | \$ 643          |

## Rehab Costs

|                         |                  |
|-------------------------|------------------|
| Exterior Pressure Wash: | \$ 350           |
| New Bedroom Windows:    | \$ 800           |
| Interior Paint:         | \$ 1,750         |
| New Carpet:             | \$ 2,500         |
| New Tile in Bathrooms:  | \$ 3,500         |
| Ceiling Fans:           | \$ 400           |
| Kitchen Cabinet Repair: | \$ 600           |
| New Appliances:         | \$ 2,500         |
| New HVAC:               | \$ 4,500         |
| Landscaping:            | \$ 250           |
| Cost Overrun (10%):     | \$ 1,715         |
| <b>Total:</b>           | <b>\$ 18,865</b> |
| Total Per Square Foot:  | \$ 19.8          |

## Sale Analysis & Returns

### SALE & PROFIT

|                       |          |                  |
|-----------------------|----------|------------------|
| After Repair Value:   |          | \$ 75,000        |
| Selling Costs:        | -        | \$ 4,000         |
| <b>Sale Proceeds:</b> | <b>=</b> | <b>\$ 71,000</b> |
| Loan Repayment:       | -        | \$ 33,435        |
| Holding Costs:        | -        | \$ 3,216         |
| Invested Cash:        | -        | \$ 11,946        |
| <b>Total Profit:</b>  | <b>=</b> | <b>\$ 22,403</b> |

### INVESTMENT RETURNS

|                       |        |
|-----------------------|--------|
| Return on Investment: | 147.8% |
| Annualized ROI:       | 354.7% |

### SELLING COSTS

|                   |                 |
|-------------------|-----------------|
| Agent Commission: | \$ 1,500        |
| Home Warranty:    | \$ 1,500        |
| Title Insurance:  | \$ 1,000        |
| <b>Total:</b>     | <b>\$ 4,000</b> |

## Profit Projections

REHAB COSTS  
**\$ 18,865**

HOLDING PERIOD  
**5 Months**

LOAN PAYMENTS  
**\$ 348 Per Month**

HOLDING COSTS  
**\$ 643 Per Month**

| Holding Period: | 2 Months | 3 Months | 4 Months | 5 Months<br><small>PROJECTED</small> | 6 Months | 7 Months | 8 Months |
|-----------------|----------|----------|----------|--------------------------------------|----------|----------|----------|
|-----------------|----------|----------|----------|--------------------------------------|----------|----------|----------|

### HOLDING COSTS

|                  |                   |                   |                   |                   |                   |                   |                   |
|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Loan Payments:   | \$ 697            | \$ 1,045          | \$ 1,393          | \$ 1,741          | \$ 2,090          | \$ 2,438          | \$ 2,786          |
| Property Taxes:  | + \$ 132          | + \$ 198          | + \$ 263          | + \$ 329          | + \$ 395          | + \$ 461          | + \$ 527          |
| Insurance:       | + \$ 108          | + \$ 163          | + \$ 217          | + \$ 271          | + \$ 325          | + \$ 379          | + \$ 433          |
| Utilities:       | + \$ 150          | + \$ 225          | + \$ 300          | + \$ 375          | + \$ 450          | + \$ 525          | + \$ 600          |
| Dumpster Rental: | + \$ 200          | + \$ 300          | + \$ 400          | + \$ 500          | + \$ 600          | + \$ 700          | + \$ 800          |
| <b>Total:</b>    | <b>= \$ 1,287</b> | <b>= \$ 1,931</b> | <b>= \$ 2,573</b> | <b>= \$ 3,216</b> | <b>= \$ 3,860</b> | <b>= \$ 4,503</b> | <b>= \$ 5,146</b> |

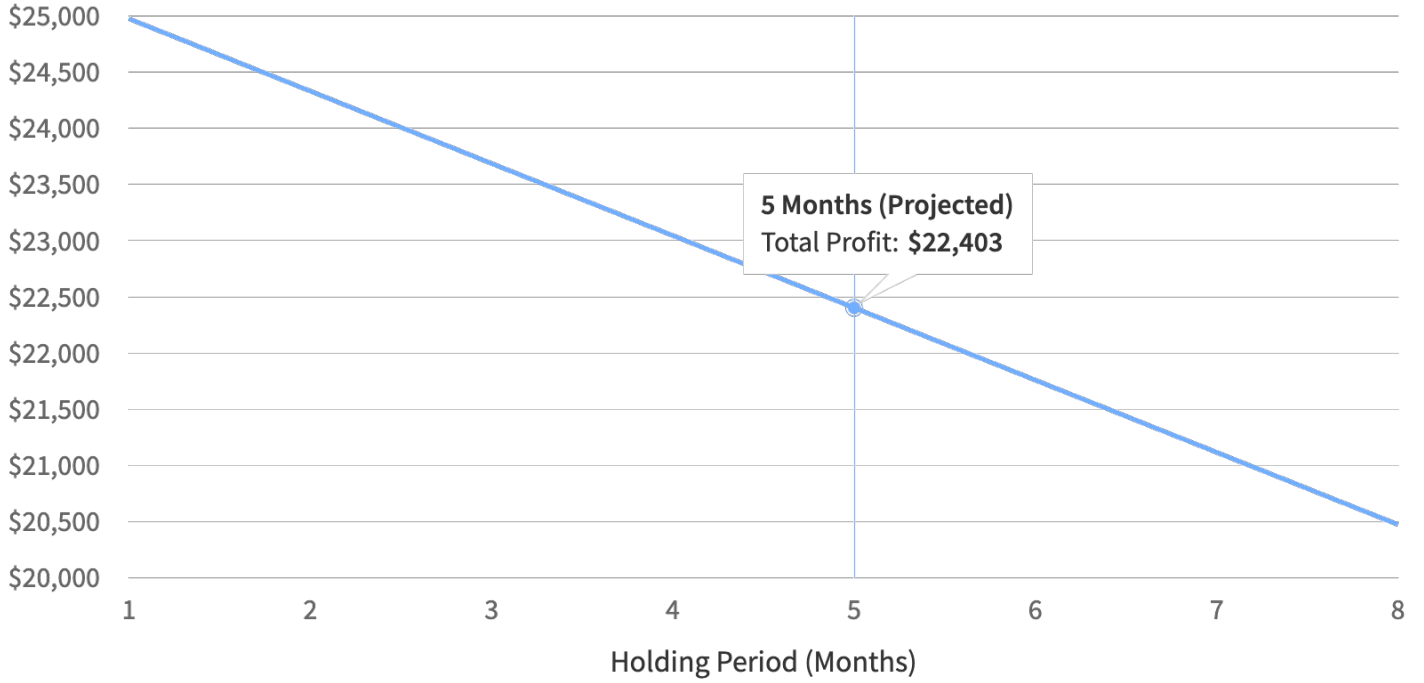
### SALE & PROFIT

|                       |                    |                    |                    |                    |                    |                    |                    |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| After Repair Value:   | \$ 75,000          | \$ 75,000          | \$ 75,000          | \$ 75,000          | \$ 75,000          | \$ 75,000          | \$ 75,000          |
| Selling Costs:        | - \$ 4,000         | - \$ 4,000         | - \$ 4,000         | - \$ 4,000         | - \$ 4,000         | - \$ 4,000         | - \$ 4,000         |
| <b>Sale Proceeds:</b> | <b>= \$ 71,000</b> | <b>= \$ 71,000</b> | <b>= \$ 71,000</b> | <b>= \$ 71,000</b> | <b>= \$ 71,000</b> | <b>= \$ 71,000</b> | <b>= \$ 71,000</b> |
| Loan Repayment:       | - \$ 33,435        | - \$ 33,435        | - \$ 33,435        | - \$ 33,435        | - \$ 33,435        | - \$ 33,435        | - \$ 33,435        |
| Holding Costs:        | - \$ 1,287         | - \$ 1,931         | - \$ 2,573         | - \$ 3,216         | - \$ 3,860         | - \$ 4,503         | - \$ 5,146         |
| Invested Cash:        | - \$ 11,946        | - \$ 11,946        | - \$ 11,946        | - \$ 11,946        | - \$ 11,946        | - \$ 11,946        | - \$ 11,946        |
| <b>Total Profit:</b>  | <b>= \$ 24,332</b> | <b>= \$ 23,688</b> | <b>= \$ 23,046</b> | <b>= \$ 22,403</b> | <b>= \$ 21,759</b> | <b>= \$ 21,116</b> | <b>= \$ 20,473</b> |

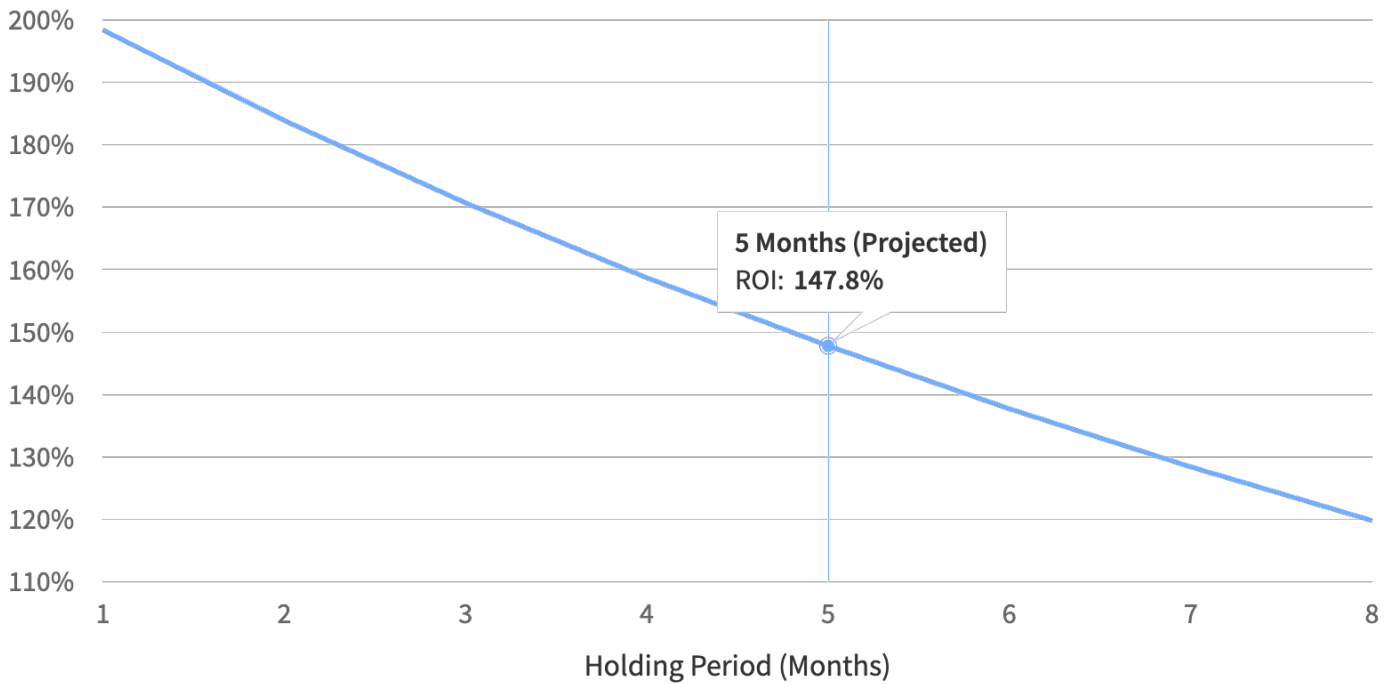
### INVESTMENT RETURNS

|                       |        |        |        |        |        |        |        |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|
| Return on Investment: | 183.9% | 170.7% | 158.7% | 147.8% | 137.7% | 128.4% | 119.8% |
| Annualized ROI:       | 1.1k%  | 682.8% | 476.1% | 354.7% | 275.4% | 220.1% | 179.7% |

### Profit vs. Holding Period



### ROI vs. Holding Period

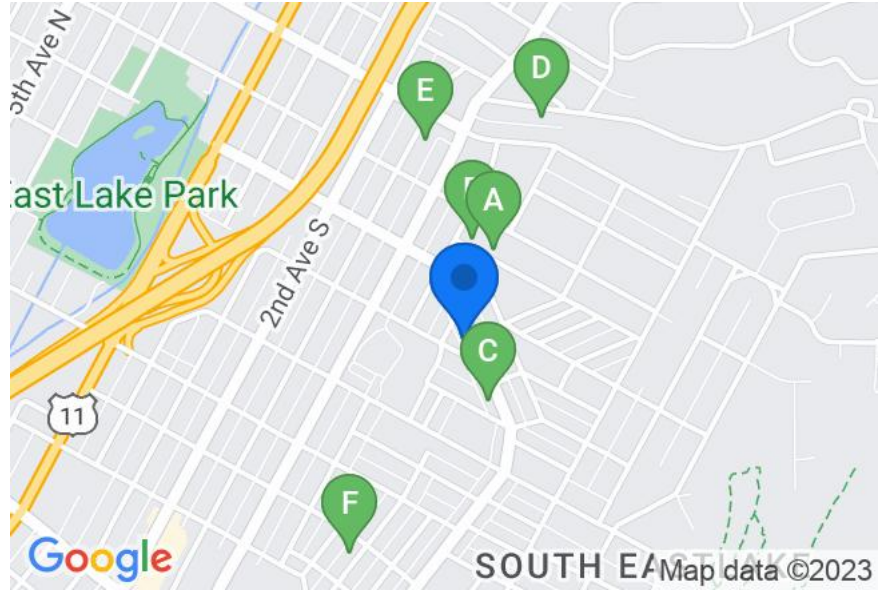











## Recent Comparable Sales

Average Sale Price  
**\$ 79,600 (\$ 79/sq.ft.)**  
 \$ 50,600 - \$ 112,500  
 \$ 55/sq.ft. - \$ 103/sq.ft.

Estimated Property ARV Based on  
 Average Price/Sq.Ft.  
**\$ 75,500**



| Property                                                                                                                  | Distance | Type                | Beds | Baths | Sq.Ft. | Sale Price                  | Sale Date  |
|---------------------------------------------------------------------------------------------------------------------------|----------|---------------------|------|-------|--------|-----------------------------|------------|
|  8204 Rugby Ave<br>Birmingham, AL 35206 | 0 mi     | House<br>Built 1949 | 2    | 1     | 954    | -                           | -          |
|  527 83rd Pl S<br>Birmingham, AL 35206  | 0.18 mi  | House<br>Built 1950 | 2    | 1     | 886    | \$ 50,600<br>\$ 57/sq.ft.   | 09/01/2023 |
|  509 83rd Pl S<br>Birmingham, AL 35206  | 0.19 mi  | House<br>Built 1927 | 2    | 1     | 955    | \$ 53,000<br>\$ 55/sq.ft.   | 04/12/2023 |
|  8146 Rugby Ave<br>Birmingham, AL 35206 | 0.12 mi  | House<br>Built 1930 | 2    | 1     | 800    | \$ 63,000<br>\$ 79/sq.ft.   | 06/01/2023 |
|  448 86th St S<br>Birmingham, AL 35206  | 0.44 mi  | House<br>Built 1950 | 3    | 1     | 1,053  | \$ 108,500<br>\$ 103/sq.ft. | 05/25/2023 |
|  8425 3rd Ave S<br>Birmingham, AL 35206 | 0.38 mi  | House<br>Built 1935 | 2    | 1     | 1,160  | \$ 112,500<br>\$ 97/sq.ft.  | 06/23/2023 |
|  7826 7th Ave S<br>Birmingham, AL 35206 | 0.45 mi  | House<br>Built 1935 | 2    | 2     | 1,067  | \$ 90,000<br>\$ 84/sq.ft.   | 06/13/2023 |



## Property Photos



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#### DATA SOURCES

Comparable sales information and property data is collected from county records and other public sources.