

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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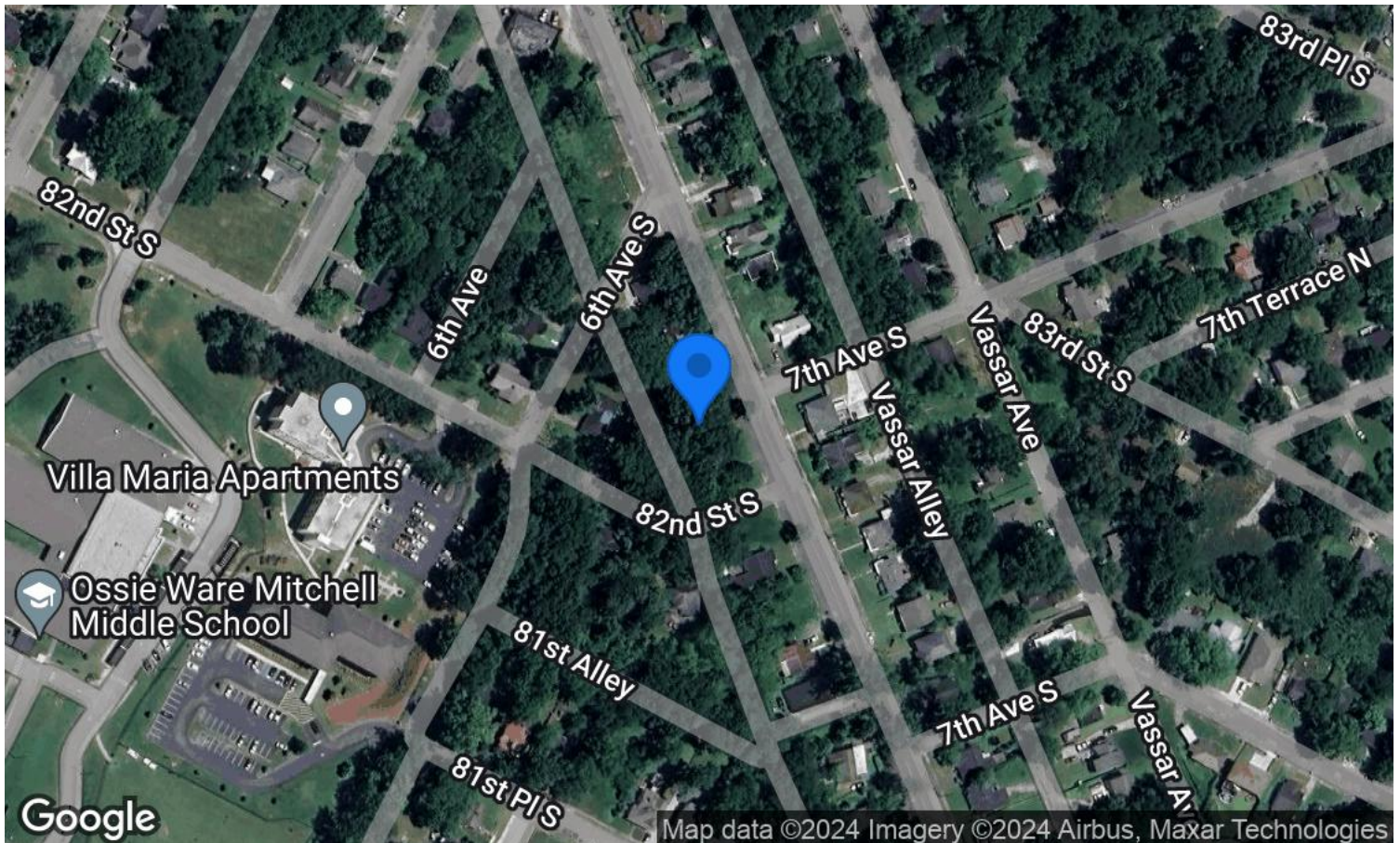
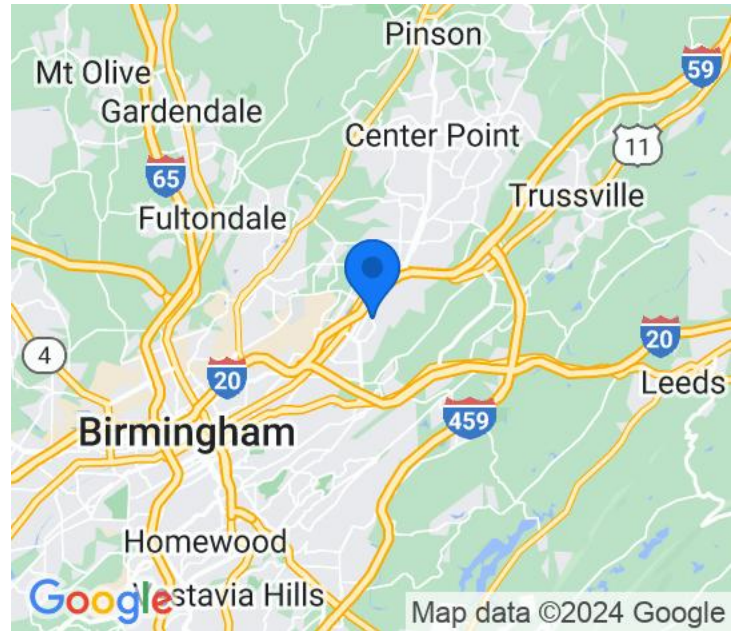
Property Description

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 & REHAB

Purchase Price:		\$ 24,000
Rehab Costs:	+	\$ 18,865
Amount Financed:	-	\$ 32,149
Down Payment:	=	\$ 10,716
Purchase Costs:	+	\$ 1,230
Total Cash Needed:	=	\$ 11,946
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
Total:	\$ 2,516

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
Total:	\$ 3,216
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
Total:	\$ 18,865
Total Per Square Foot:	\$ 19.8

Sale Analysis & Returns

SALE & PROFIT

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

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
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Total:	\$ 4,000

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 PROJECTED	6 Months	7 Months	8 Months
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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
Total:	= \$ 1,287	= \$ 1,931	= \$ 2,573	= \$ 3,216	= \$ 3,860	= \$ 4,503	= \$ 5,146

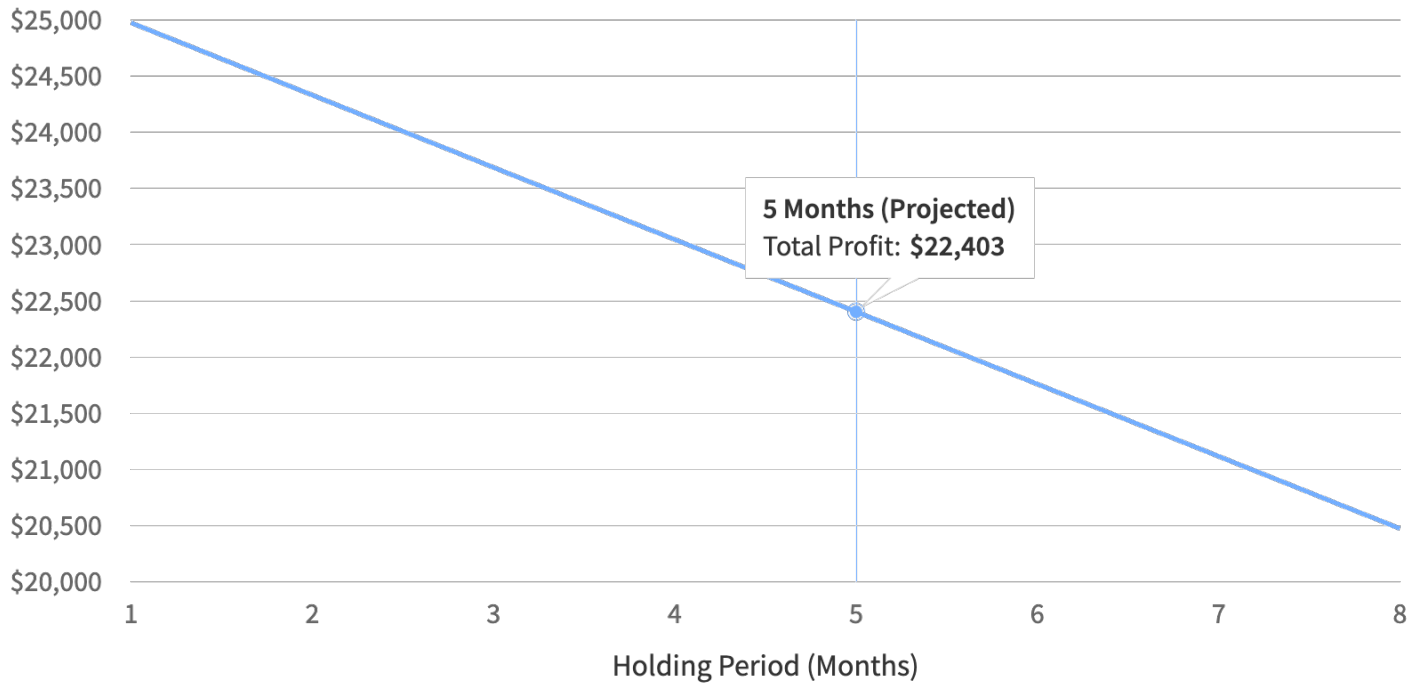
SALE & PROFIT

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
Sale Proceeds:	= \$ 71,000	= \$ 71,000	= \$ 71,000	= \$ 71,000	= \$ 71,000	= \$ 71,000	= \$ 71,000
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
Total Profit:	= \$ 24,332	= \$ 23,688	= \$ 23,046	= \$ 22,403	= \$ 21,759	= \$ 21,116	= \$ 20,473

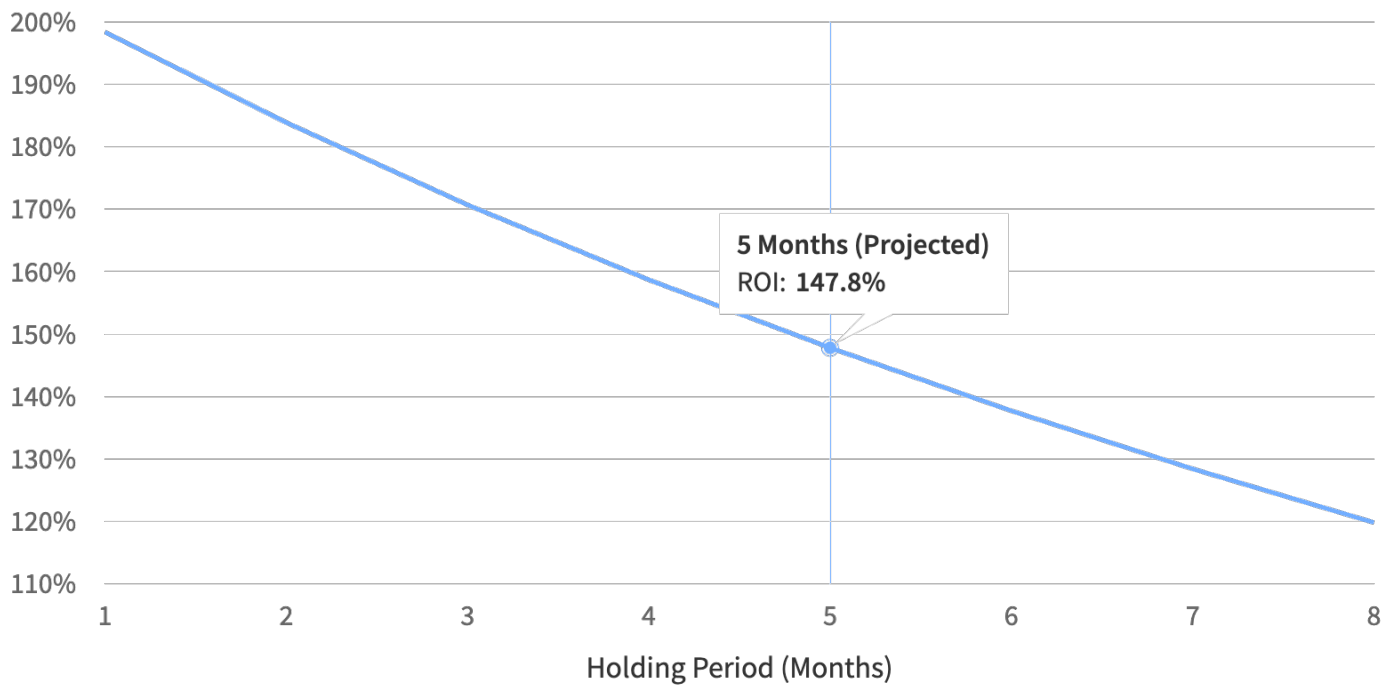
INVESTMENT RETURNS

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

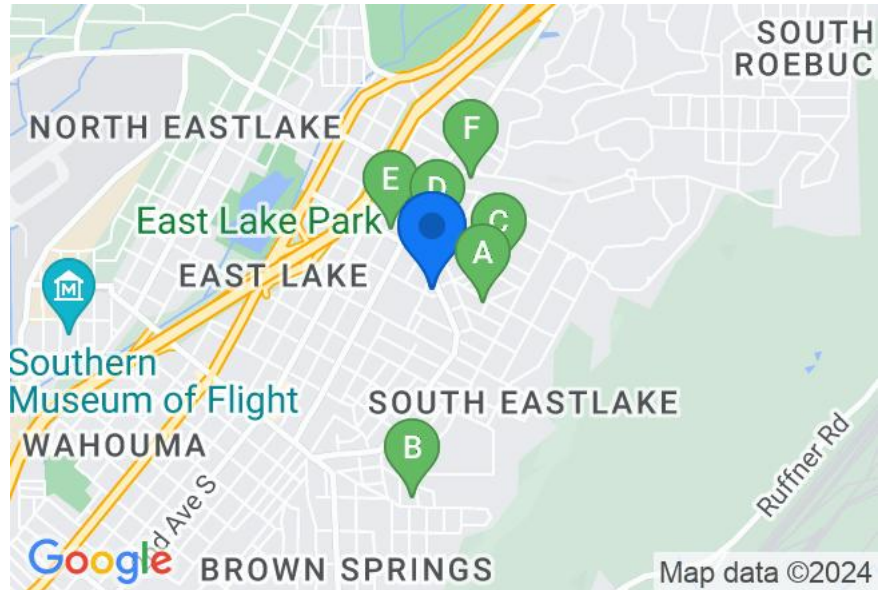
\$ 86,600 (\$ 87/sq.ft.)

\$ 55,000 - \$ 118,000

\$ 53/sq.ft. - \$ 123/sq.ft.

Estimated Property ARV Based on
Average Price/Sq.Ft.

\$ 82,700



	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
	8204 Rugby Ave Birmingham, AL 35206	0 mi	100%	House Built 1949	2	1	954	-	-
A	748 83rd St S Birmingham, AL 35206	0.19 mi	93.9%	House Built 1927	2	1	1,140	\$ 60,000 \$ 53/sq.ft.	04/18/2024 76 Days Ago
B	7708 8th Ct S Birmingham, AL 35206	0.77 mi	91.9%	House Built 1950	2	1	828	\$ 55,000 \$ 66/sq.ft.	03/26/2024 99 Days Ago
C	715 83rd Pl S Birmingham, AL 35206	0.25 mi	90.5%	House Built 1935	2	1	896	\$ 110,000 \$ 123/sq.ft.	01/19/2024 166 Days Ago
D	509 83rd Pl S Birmingham, AL 35206	0.19 mi	90.5%	House Built 1927	2	1	955	\$ 95,000 \$ 99/sq.ft.	01/04/2024 181 Days Ago
E	8305 3rd Ave S Birmingham, AL 35206	0.27 mi	88.6%	House Built 1954	3	1	1,155	\$ 118,000 \$ 102/sq.ft.	04/19/2024 75 Days Ago
F	448 86th St S Birmingham, AL 35206	0.44 mi	86.6%	House Built 1950	3	1	1,053	\$ 81,500 \$ 77/sq.ft.	02/28/2024 126 Days Ago

Property Photos



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DATA SOURCES

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