7 Ways to Flip

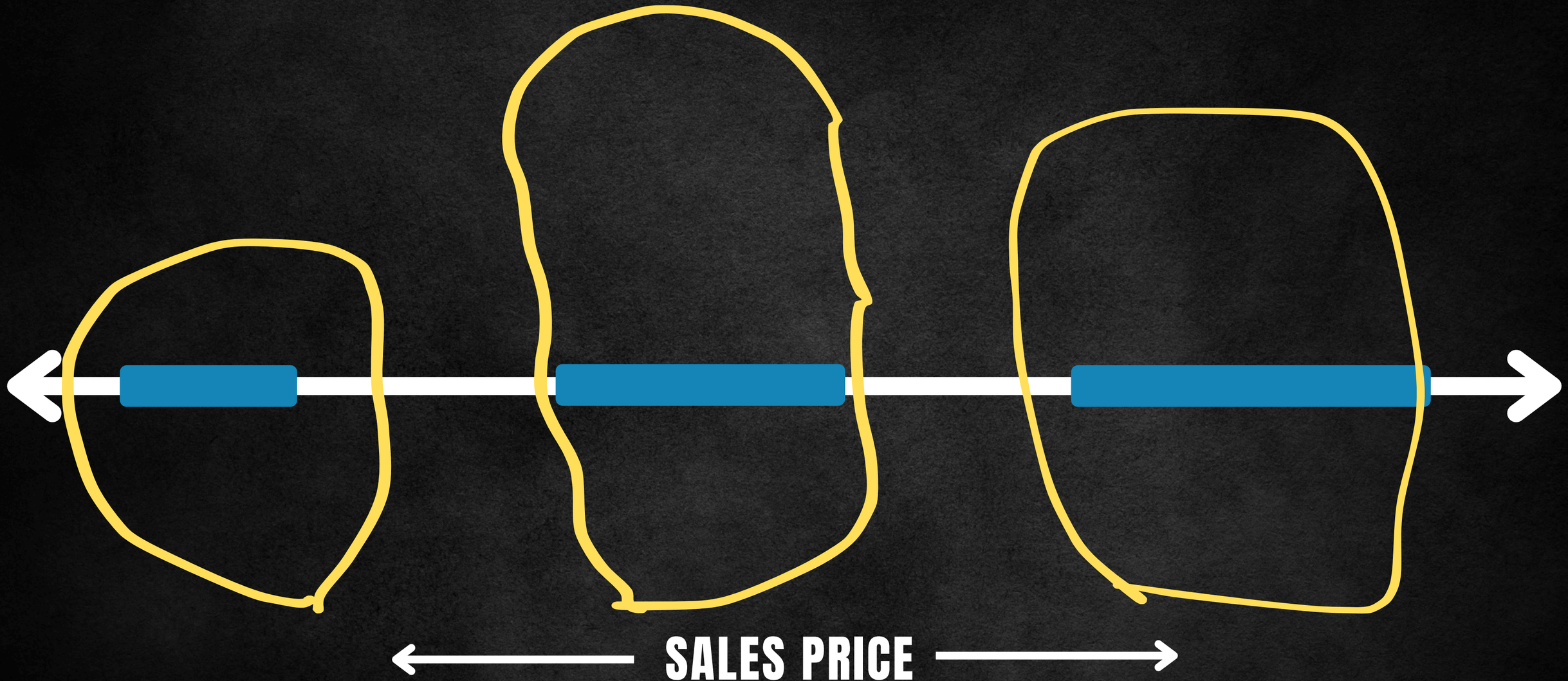
NEIGHBORHOOD SALES



NEIGHBORHOOD SALES



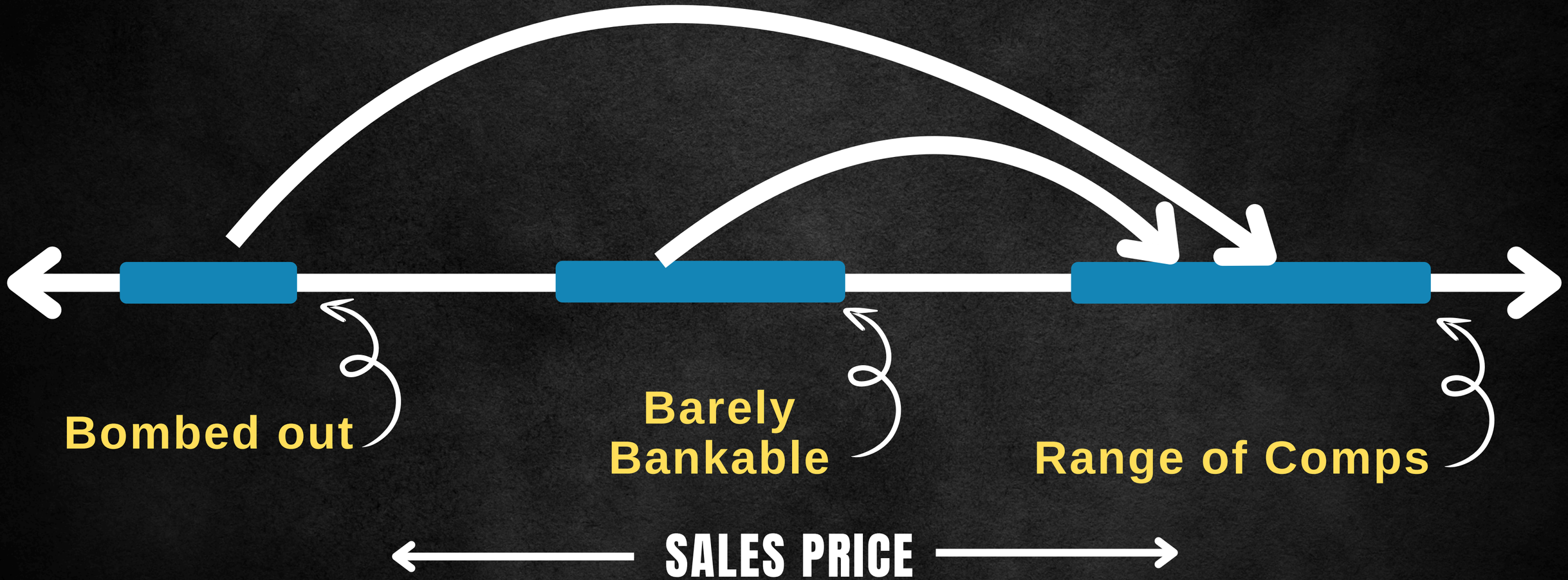
SCALE OF LIVABILITY



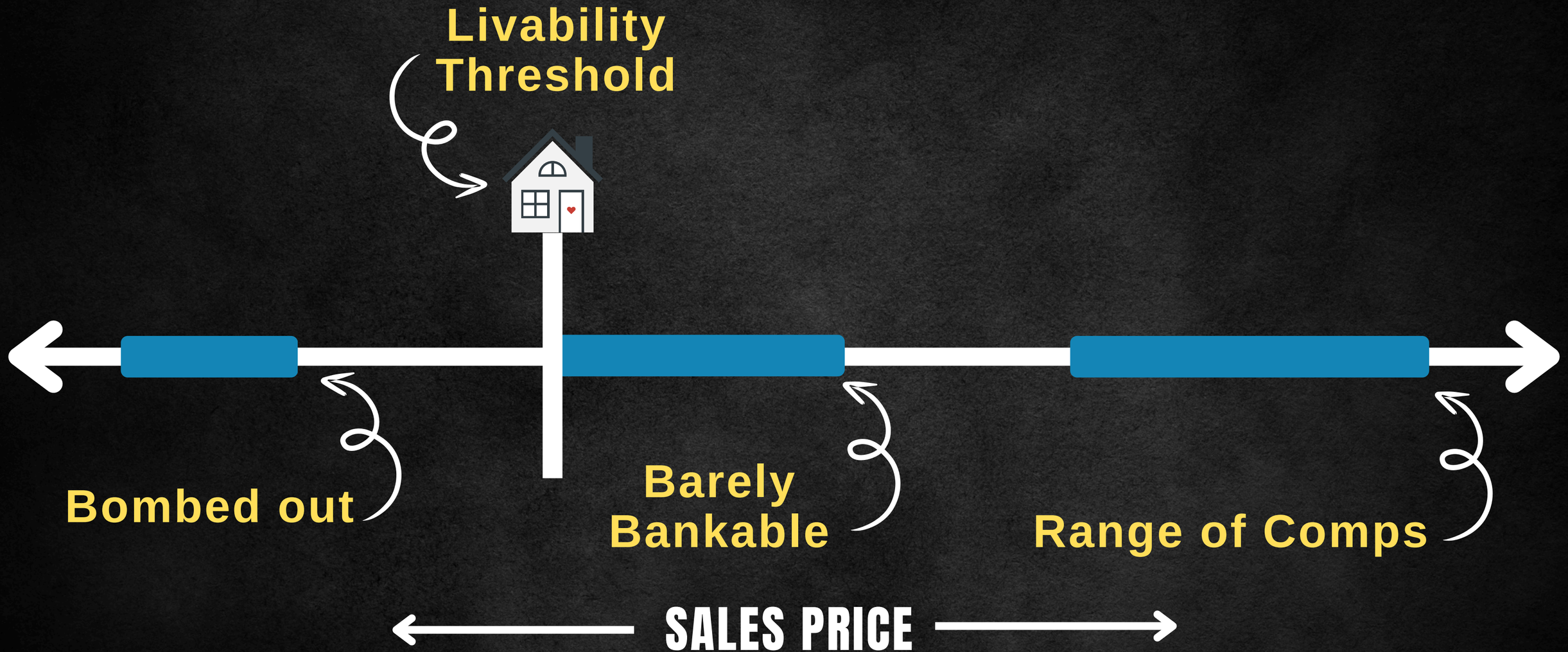
SCALE OF LIVABILITY



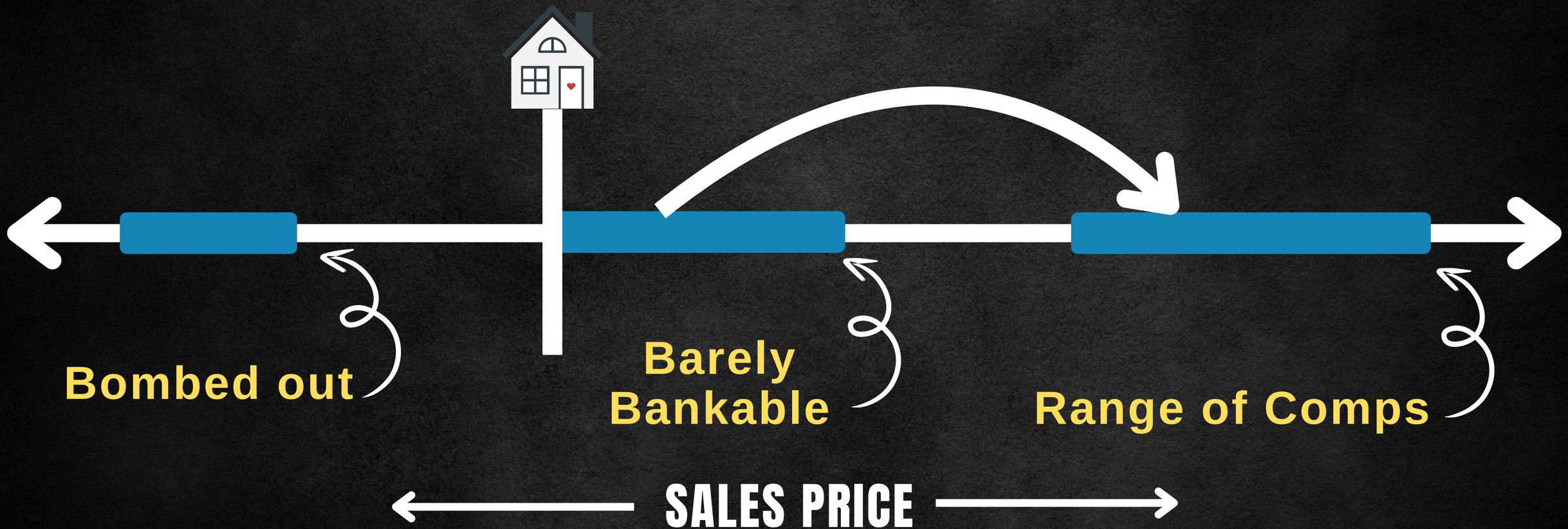
SCALE OF LIVABILITY



SCALE OF LIVABILITY



COSMETIC FLIP



Flipper 70% Rule

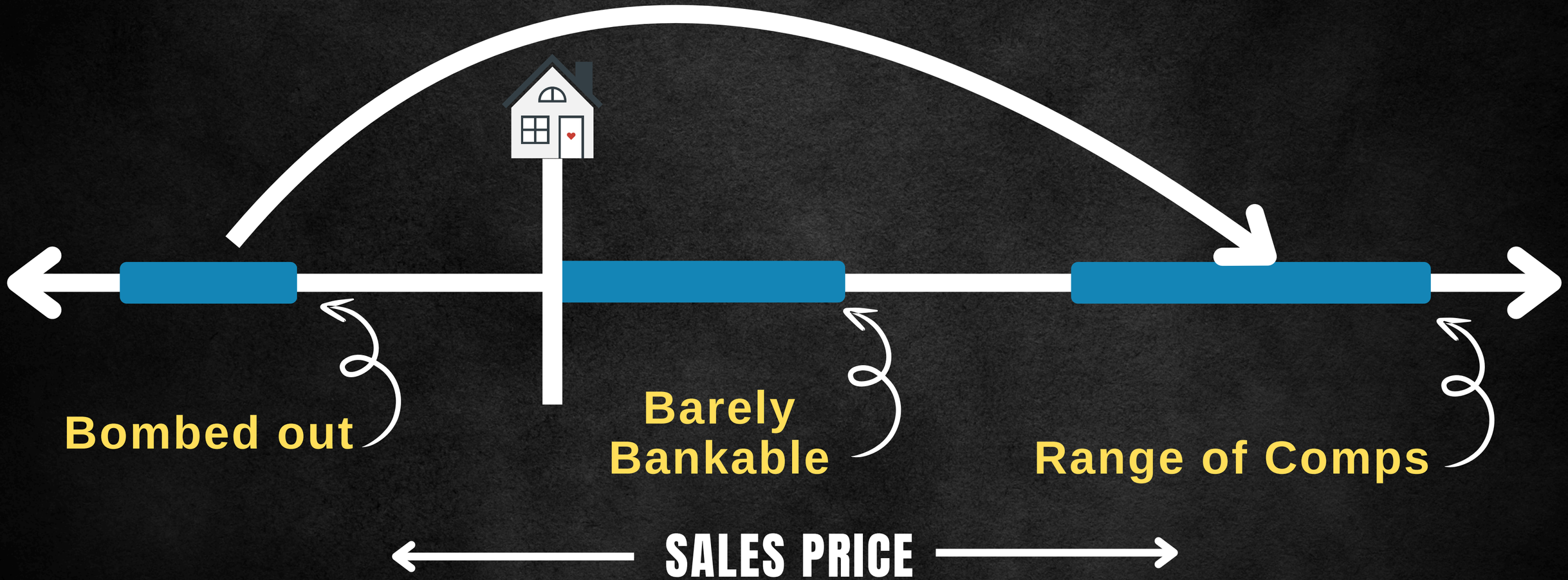
ARV × 70% − REHAB = OFFER

Flipper 70% Rule (1500 sf)

ARV × 70% − REHAB = OFFER

300 × 70% − 23 = $187

GUT FLIP

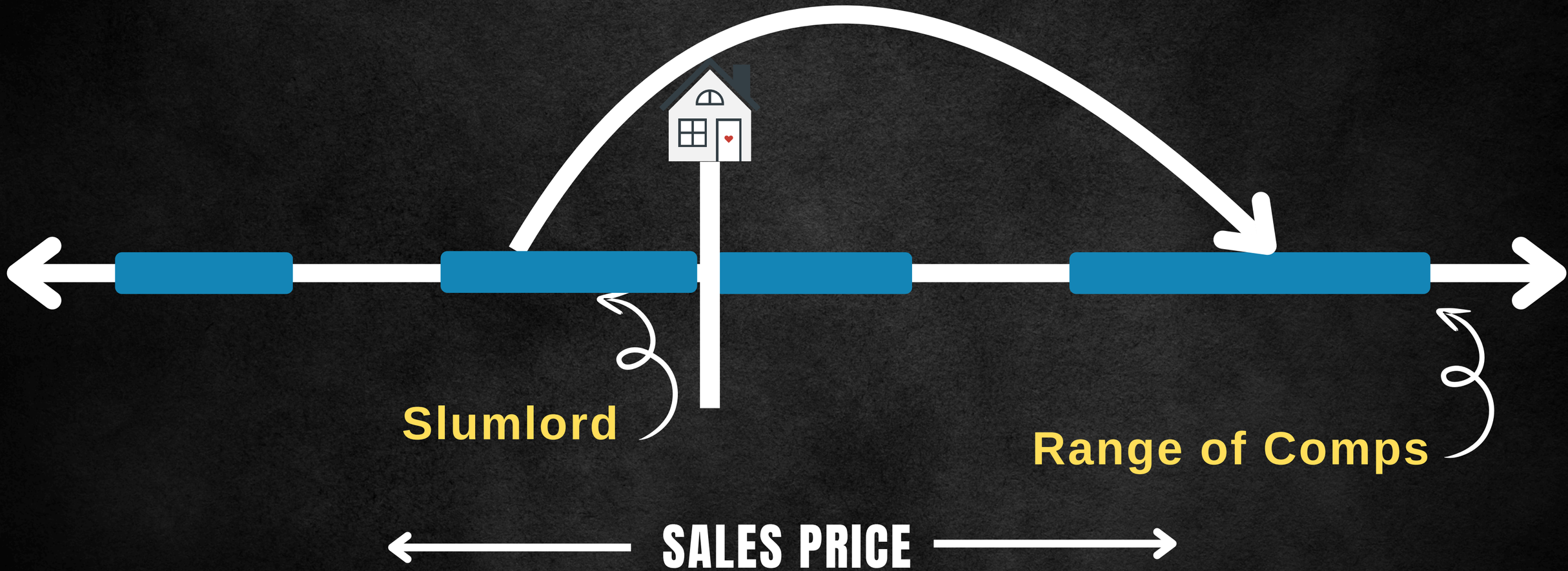


Flipper 70% Rule (1500 sf)

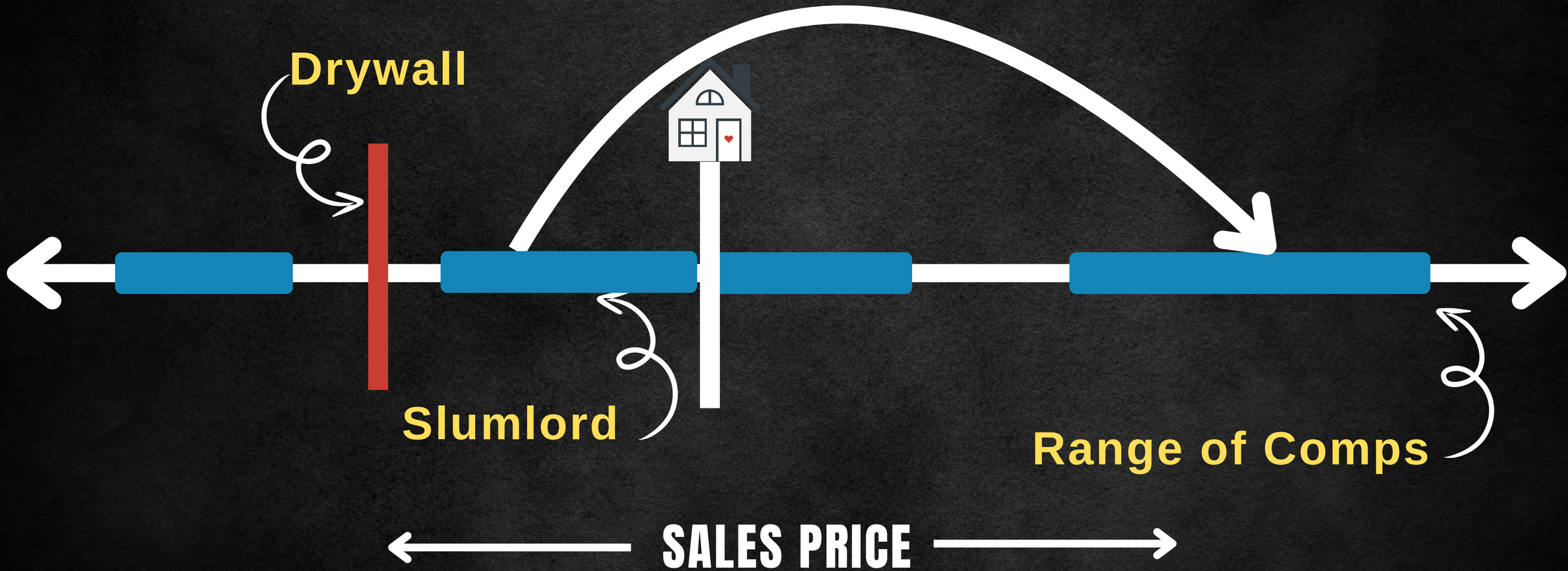
ARV × 70% − REHAB = OFFER

300 × 70% − 98 = $112

FULL RENOVATION FLIP



FULL RENOVATION FLIP



THE MIRAGE

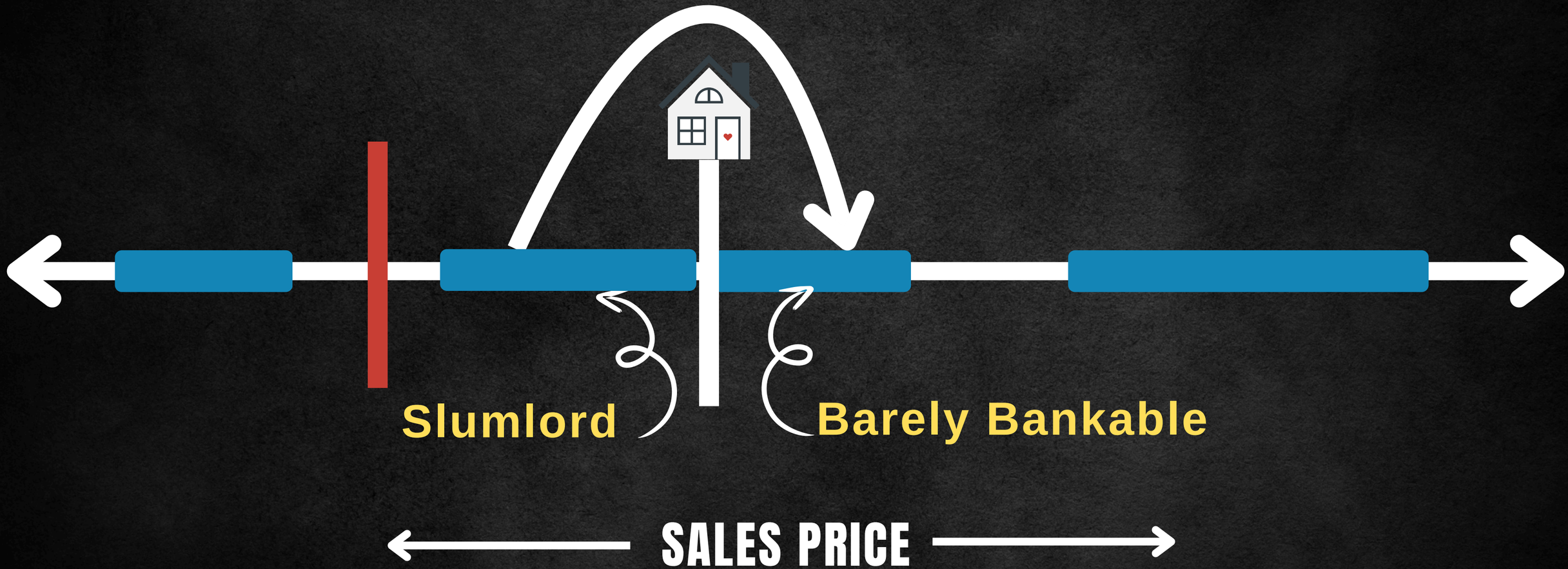


Flipper 70% Rule (1500 sf)

ARV × 70% − REHAB = OFFER

300 × 70% − 53 = $157

SAFETY & LIABILTY FLIP

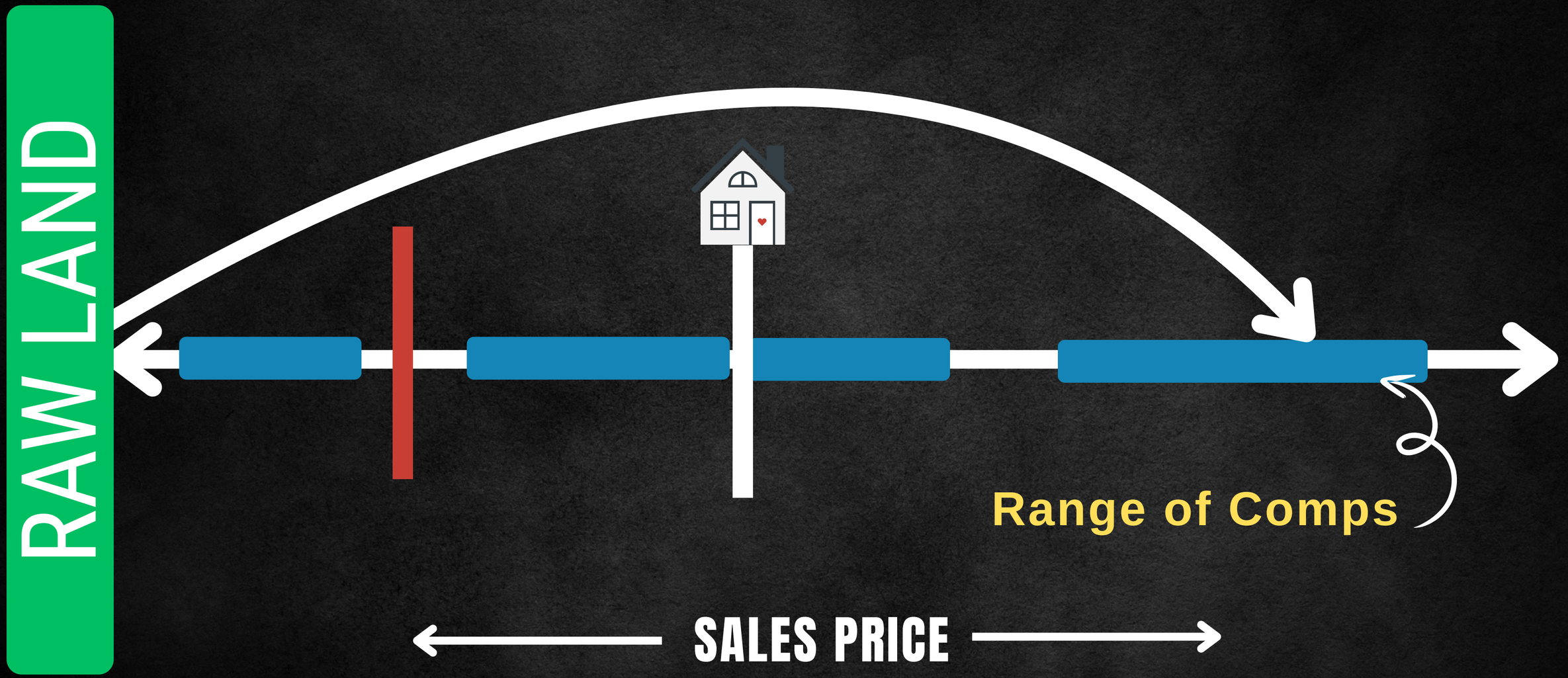


Flipper 70% Rule (1500 sf)

ARV × 70% − REHAB = OFFER

300 × 70% − 53 = $157

BUILDER'S FLIP



HGTV DILEMMA



Flipper 70% Rule

ARV × 70% − REHAB = OFFER

300 × 70% − 53 = $157

Bank Math

	Acquisition Cost	$157,000
+	Rehab Costs	$53,000
+	Other Costs	$20,000
	TOTAL	$230,000

Bank Math

After Repair Value $300,000 —80%→ $240,000

TOTAL COSTS $230,000

$10,000