

Case Study: Residential Flip





**New Property Available - 5 bed 3 Bath East
Congress (78745) DUNK!**



833 Sussex Dr Austin, TX, 78745

Property Description

INSTANT EQUITY - GREAT LOCATION! Don't miss this exceptional opportunity, perfectly situated in East Congress (78745) This home is a STEAL with a huge spread. Multiple exit strategies, contact your NW Agent for more information!

Property Specifications

Bedrooms: **5**

Year Built: **1972**

Bathrooms: **3.0**

Cash Price: **\$375,000**

Garage: **0**

[See Full Report](#)

[See Photos](#)

South Austin



Wholesale Acquisition Process

- NOT in the MLS
- Buyer Agent Fees are paid in addition to the Wholesale Price (NOT built into list price)
- NO Option Period
- \$5,000 to \$10,000 NON Refundable Deposit

“Hard Money”, Traditional Bank or Heloc

“As is” Condition











Negotiation Process

- \$375,000 List Price
- \$345,000 Original Offer
- \$350,000 Counter Offer
- \$356,000 Final Purchase Price

Purchase Math

\$ 356,000 - Purchase Price
<\$ 100,392> - 28.2% Down Payment
\$255,608 - Loan Amount

Renovation Details

Exterior

- New fencing
- Updated landscaping front, back and sides
- Painted exterior siding
- Tree trimming and shrubbery maintenance
- Dryer vent from the new laundry room out the exterior
- Roof replacement (30 Yr Warranty)
- Large Concrete landscaping pavers
- New Grass throughout the backyard
- Re Painted shed to match color of the property
- Installed attached Carport and poured driveway

Interior

- Kitchen remodel
- All 3 bathrooms remodeled
- All new windows
- Custom cabinetry
- Appliance upgrade
- New HVAC/Water heater system and location
- Custom Built ins for Laundry Room
- New flooring throughout
- Paint
- New lighting fixtures
- Misc electrical improvements
- Walls in kitchen and living area were removed in order to achieve a more open concept floor plan

Renovation Results











Let's Do the Math: Acquisition & Renovation

\$100,392 *Down Payment*
+\$ 7,120 *Buyers Agent commission*
+\$ 130,000 *Renovations*
+\$ 3,914 *Loan Costs*
+\$ 350 *Heloc Costs*
+\$ 3,318 *Title Charges*
+\$ 2,258 *Taxes \$564/month for 4 months*
+\$ 538 *Insurance*
+\$ 1,220 *Utilities*
\$249,110 Total Costs

Let's Do the Math: Disposition

Listed for \$650,000

\$650,000 sale price *IN 1 DAY*

<\$249,110> Total acquisition on previous slide

<\$255,608> Purchase loan

<\$ 3,912> Closing costs

<\$ 2,150> Staging

<\$ 39,000> Broker commissions

= \$ 100,220 **Net Return**

Let's Do the Math: ROI

\$100,220 Total Return

\$100,392 Cash Down Payment

= 99.8% Cash-on-Cash

Home Buyer PowerTeam

The Goal?

- Striving to make sure every Home Buyer feels confident and secure during each component of a Real Estate Transaction!



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Thank You!