

# 5471 Broad St

## Investment Property - Rehab & Flip

5471 Broad St, Pittsburgh, PA 15206  
House · 3 Beds · 1 Baths · 1,188 Sq.Ft.

**\$ 92,500 Purchase Price · \$ 275,000 ARV**  
**\$ 30,525 Cash Needed · \$ 74,317 Total Profit · 175.1% ROI · 350.2% Annualized ROI**

Prepared by:



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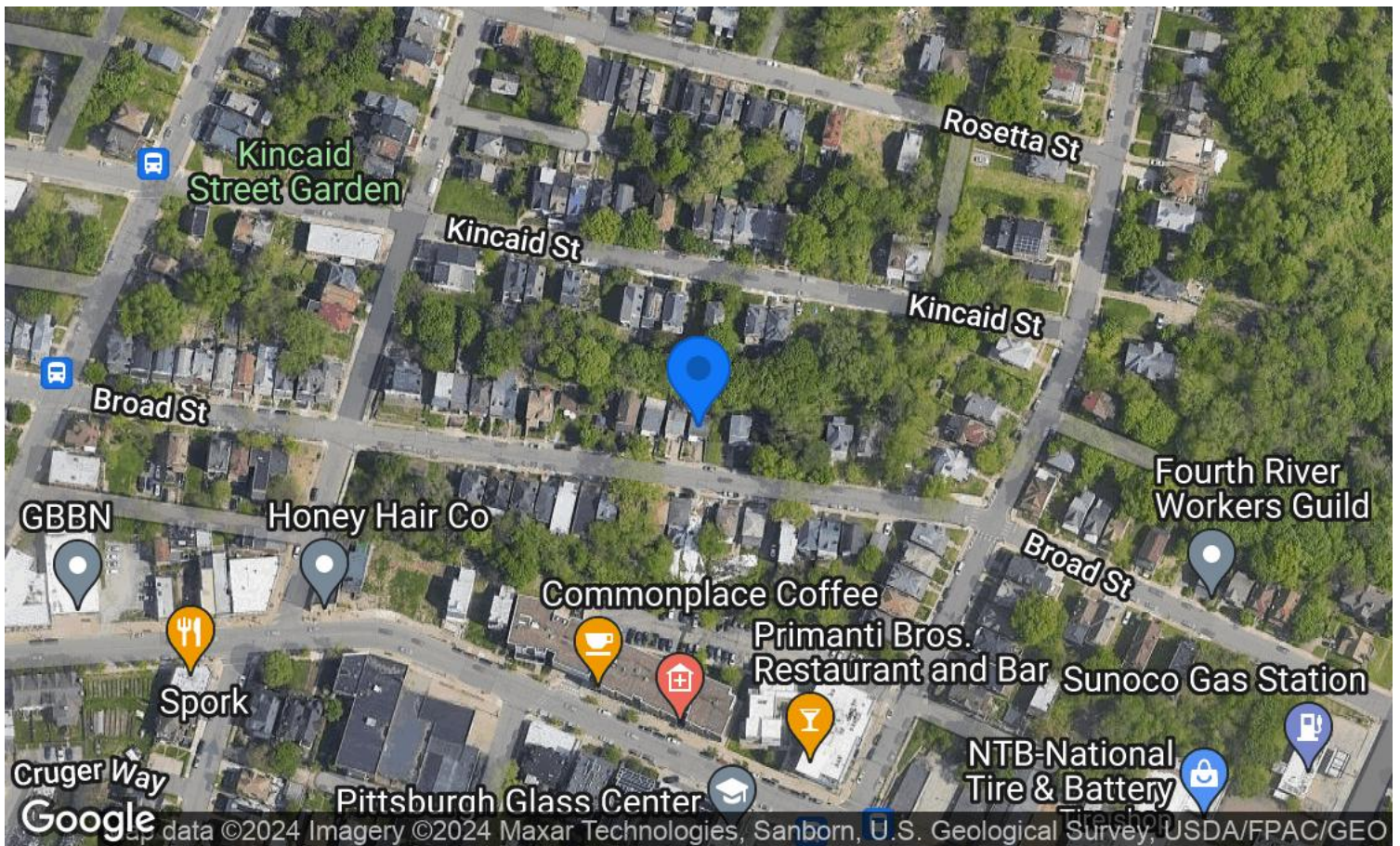
# Property Description

## ADDRESS

5471 Broad St  
Pittsburgh, PA 15206

## DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 1 BA
Square Footage:	1,188
Year Built:	1940
Parking:	Garage
Lot Size:	2,801 sq.ft.
Zoning:	Single Family Residential
MLS Number:	1619010



## Purchase & Rehab Analysis

### PURCHASE

Purchase Price:		\$ 92,500
Rehab Costs:	+	\$ 77,000
Amount Financed:	-	\$ 141,750
<b>Down Payment:</b>	<b>=</b>	<b>\$ 27,750</b>
Purchase Costs:	+	\$ 2,775
<b>Total Cash Needed:</b>	<b>=</b>	<b>\$ 30,525</b>
After Repair Value:		\$ 275,000
ARV Per Square Foot:		\$ 231.5
Price Per Square Foot:		\$ 77.9

### PURCHASE COSTS

**Total (3% of Price):** **\$ 2,775**

### REHAB COSTS

Rehab Costs:	\$ 70,000
Cost Overrun (10%):	\$ 7,000
<b>Total:</b>	<b>\$ 77,000</b>
Total Per Square Foot:	\$ 64.8

### FINANCING (PURCHASE)

Loan Type:	Interest-Only
Interest Rate:	12%
Financing Of:	Price (70%), Rehab (100%)
Loan Amount:	\$ 141,750
LTC / LTV:	83.6% / 51.5%
Loan Payment:	\$ 1,418 Per Month

### ASSUMPTIONS & PROJECTIONS

Holding Period:	6 Months
Rehab Cost Overrun:	10%

### HOLDING COSTS

Loan Payments:	\$ 8,505
Property Taxes:	\$ 853
Insurance:	\$ 750
HOA Fees:	\$ 0
Utilities:	\$ 1,800
Dumpster Rental:	\$ 0
Landscaping:	\$ 0
Accounting & Legal Fees:	\$ 0
<b>Total:</b>	<b>\$ 11,908</b>
Total Per Month:	\$ 1,985

## Sale Analysis & Returns

### SALE & PROFIT

After Repair Value:		\$ 275,000
Selling Costs:	-	\$ 16,500
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<b>Sale Proceeds:</b>	<b>=</b>	<b>\$ 258,500</b>
Loan Repayment:	-	\$ 141,750
Holding Costs:	-	\$ 11,908
Invested Cash:	-	\$ 30,525
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<b>Total Profit:</b>	<b>=</b>	<b>\$ 74,317</b>

### INVESTMENT RETURNS

Return on Investment:	175.1%
Annualized ROI:	350.2%

### SELLING COSTS

<b>Total (6% of ARV):</b>	<b>\$ 16,500</b>
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## Profit Projections

REHAB COSTS  
**\$ 77,000**

HOLDING PERIOD  
**6 Months**

LOAN PAYMENTS  
**\$ 1,418 Per Month**

HOLDING COSTS  
**\$ 1,985 Per Month**

Holding Period:      **2 Months**      **3 Months**      **4 Months**      **5 Months**      **6 Months**      **7 Months**      **8 Months**  
PROJECTED

### HOLDING COSTS

Loan Payments:	\$ 2,835	\$ 4,253	\$ 5,670	\$ 7,088	\$ 8,505	\$ 9,923	\$ 11,340
Property Taxes:	+ \$ 284	+ \$ 426	+ \$ 568	+ \$ 710	+ \$ 853	+ \$ 995	+ \$ 1,137
Insurance:	+ \$ 250	+ \$ 375	+ \$ 500	+ \$ 625	+ \$ 750	+ \$ 875	+ \$ 1,000
HOA Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Utilities:	+ \$ 600	+ \$ 900	+ \$ 1,200	+ \$ 1,500	+ \$ 1,800	+ \$ 2,100	+ \$ 2,400
Dumpster Rental:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
<b>Total:</b>	<b>= \$ 3,969</b>	<b>= \$ 5,954</b>	<b>= \$ 7,938</b>	<b>= \$ 9,923</b>	<b>= \$ 11,908</b>	<b>= \$ 13,893</b>	<b>= \$ 15,877</b>

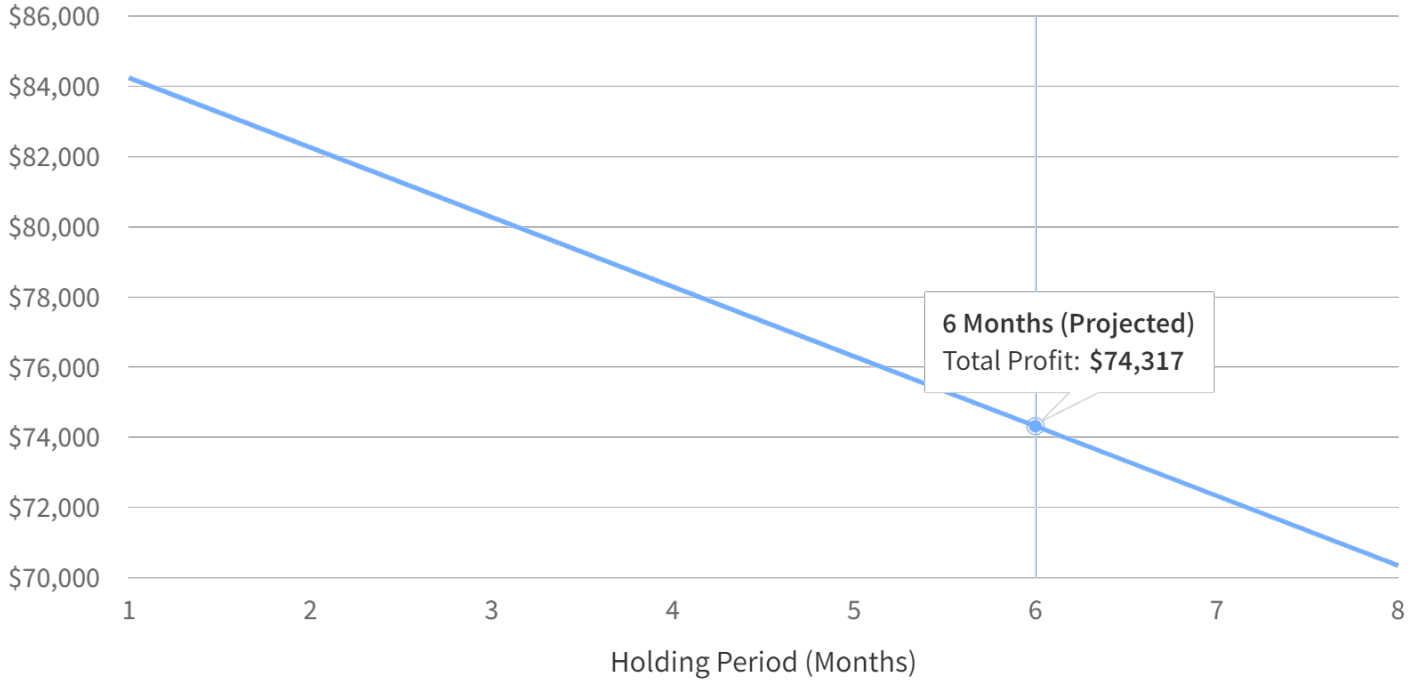
### SALE & PROFIT

After Repair Value:	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000
Selling Costs:	- \$ 16,500	- \$ 16,500	- \$ 16,500	- \$ 16,500	- \$ 16,500	- \$ 16,500	- \$ 16,500
<b>Sale Proceeds:</b>	<b>= \$ 258,500</b>	<b>= \$ 258,500</b>	<b>= \$ 258,500</b>	<b>= \$ 258,500</b>	<b>= \$ 258,500</b>	<b>= \$ 258,500</b>	<b>= \$ 258,500</b>
Loan Repayment:	- \$ 141,750	- \$ 141,750	- \$ 141,750	- \$ 141,750	- \$ 141,750	- \$ 141,750	- \$ 141,750
Holding Costs:	- \$ 3,969	- \$ 5,954	- \$ 7,938	- \$ 9,923	- \$ 11,908	- \$ 13,893	- \$ 15,877
Invested Cash:	- \$ 30,525	- \$ 30,525	- \$ 30,525	- \$ 30,525	- \$ 30,525	- \$ 30,525	- \$ 30,525
<b>Total Profit:</b>	<b>= \$ 82,256</b>	<b>= \$ 80,272</b>	<b>= \$ 78,287</b>	<b>= \$ 76,303</b>	<b>= \$ 74,317</b>	<b>= \$ 72,333</b>	<b>= \$ 70,348</b>

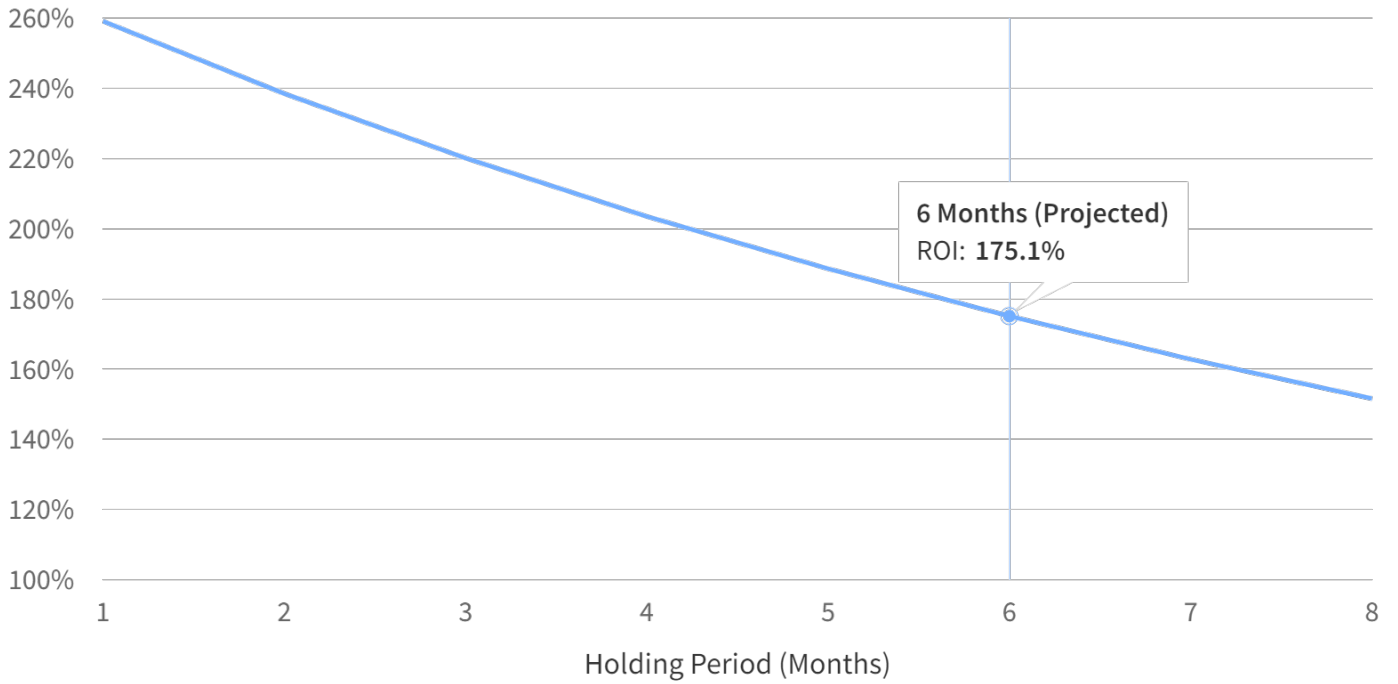
### INVESTMENT RETURNS

Return on Investment:	238.5%	220.1%	203.5%	188.6%	175.1%	162.8%	151.6%
Annualized ROI:	1.4k%	880.4%	610.5%	452.6%	350.2%	279.1%	227.4%

### Profit vs. Holding Period



### ROI vs. Holding Period



## Recent Comparable Sales

Average Sale Price

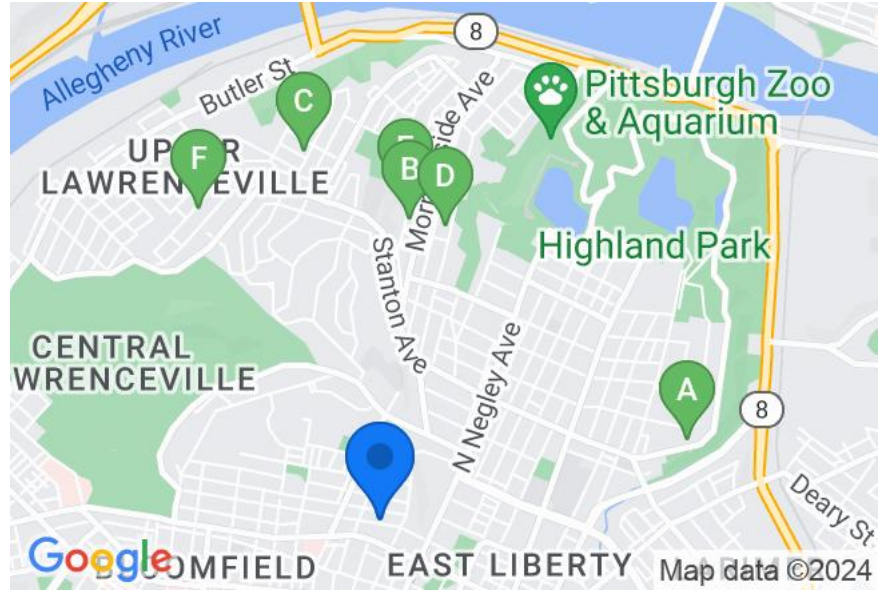
**\$ 311,600 (\$ 238/sq.ft.)**

\$ 257,000 - \$ 337,500

\$ 152/sq.ft. - \$ 287/sq.ft.

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

**\$ 282,500**



Property	Distance	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
<span style="color: blue;">●</span> 5471 Broad St Pittsburgh, PA 15206	0 mi	House Built 1940	3	1	1,188	-	-
<span style="color: green;">A</span> 6395 Stanton Ave Pittsburgh, PA 15206	1.08 mi	House Built 1945	3	1	1,176	\$ 337,500 \$ 287/sq.ft.	08/01/2023
<span style="color: green;">B</span> 1216 Duffield St Pittsburgh, PA 15206	1.02 mi	House Built 1938	3	1	1,286	\$ 327,000 \$ 254/sq.ft.	08/21/2023
<span style="color: green;">C</span> 1143 Downlook St Pittsburgh, PA 15201	1.27 mi	House Built 1930	3	1	1,196	\$ 318,000 \$ 266/sq.ft.	10/16/2023
<span style="color: green;">D</span> 1203 Chislett St Pittsburgh, PA 15206	1.02 mi	House Built 1925	3	1	1,308	\$ 300,000 \$ 229/sq.ft.	10/03/2023
<span style="color: green;">E</span> 1255 Duffield St Pittsburgh, PA 15206	1.09 mi	House Built 1928	3	1	1,378	\$ 330,000 \$ 239/sq.ft.	11/13/2023
<span style="color: green;">F</span> 5526 Camelia St Pittsburgh, PA 15201	1.22 mi	House Built 1925	3	1	1,690	\$ 257,000 \$ 152/sq.ft.	07/25/2023

## Property Photos





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### DATA SOURCES

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