

South Shore Single Family Home

7711 Euclid Ave.

Chicago, Illinois 60649



close proximity to 14 Jeffery Jump to Loop and South Shore Culture Center

Walking Distance to schools and day care

Requires cosmetic updates to flip to a qualified buyer!

Exclusively Presented By:

Keith Elzey

Kema Real Estate Investment & Consulting LLC

11213 S. Normandy Ave.

Worth, Illinois 60482

708-480-2057

kemarealestate112@gmail.com

South Shore Wholesale Property

Property Street Address:	7711 Euclid Ave.	<u>Presented By:</u>
Property City, State, Zip:	Chicago, Illinois 60649	Keith Elzey
Bedrooms:	4	Kema Real Estate Investment & Consulting LLC
Baths:	2.0	708-480-2057
Square Feet:	2268	
Year Built:	1920	kemarealestate112@gmail.com

Property Description: South Shore Home features 4 bed/2 bth, large family room w/ gas fireplace. Requires updating to kitchen and bathrooms. Redesign large rec room in basement

Work Needed: Needs complete unfinished work on flooring throughout, update upstairs bathroom,. Interior painting, finish basement, replace some windows and doors. landscape front and back for curb appeal.

<u>PURCHASE/REHAB ASSUMPTIONS</u>			<u>PROJECTED RESULTS</u>	
		% of ARV	Projected Resale Price	180,000.00
After-Repair Value (ARV)	185,000.00		Projected Cost of Sale	5,400.00
Purchase Price	65,000.00	35%	Flip Profit	43,854.88
Rehab Cost	50,000.00	27%	ROI	Infinite
Total Holding and Closing Costs	3,000.00	2%	Annualized ROI	Infinite
Total Financing Costs	12,745.12	7%		
Total Project Cost Basis	130,745.12	71%	Timeline Assumptions:	
Total Amount Financed	130,745.12		Time to Complete Rehab:	2 Months
Total Cash Committed	-		Time to Complete Sale:	1 Month
			Total Time:	3 Months



Kitchen



Living Room



Bathroom 1st Flr



Bathroom 2nd Flr

Opportunity to Earn a 40%+ Secured Return!

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<u>PURCHASE/LOAN ASSUMPTIONS</u>		<u>% of ARV</u>	<u>Timeline Assumptions:</u>	
After-Repair Value (ARV)	\$185,000.00			
Purchase Price	\$65,000.00	35%	Time to Complete Rehab:	2 Months
Rehab Cost	\$50,000.00	27%	Time to Complete Sale:	1 Month
Closing/Holding Costs	\$3,000.00	2%	Total Time:	3 Months
Total Funds Needed:	\$118,000.00	64%		
Points/Interest (Deferred)	\$12,745.12	7%		
Total Loan Amount	\$130,745.12	71%		
Points Offered to Lender		3.0%		
Interest Rate Offered to Lender:		12.0%		

Project Description: This all brick 4 bedroom 2 bathroom home is nestled in the heart of South Shore, that displays pride of ownership. Spacious rooms, full basement, for entertaining, many more amenities. The kitchens and bathrooms will require updating to attract that special buyer. Hardwood Floors throughout this cozy home.

Other Notes: Prior to completion of the cosmetic rehab required to make this market ready, our realtor will stage the property, and schedule an open house to invite pre-approved buyers to purchase the home.

<u>PROJECTED FINANCIAL RESULTS FOR LENDER:</u>	
Total Interest Income	\$3,545
Points, Fees	\$9,200
Total Income to Lender	\$12,745
Cash-on-Cash Return (annualized)	43.20%
Internal Rate of Return (annualized)	51.23%



Front View



Rear View