

R & Y INVESTMENTS

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725 Martin Luther King Jr, Seattle, WA

SALE PRICE \$700,000

NET PROFIT \$98,000

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SUMMARY

- This property is located at 725 Martin Luther King Jr Wy, in a VERY desirable neighborhood of Seattle, WA. The property is Estate sale and in need of cosmetic repairs. The home is being purchased for \$325,000. There are 4 bedrooms and 3 bathrooms. The home was built in 1914 and has 3,220 square feet of living space. The lot is 3,200 square feet.
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- New kitchen and Bathrooms . There will be new flooring installed throughout the home. Basement will be finished, new windows and new interior doors Sheetrock New Plumbing, electrical, roof, The rehab budget for this home is \$160,000.00
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- The ARV (After Repair Value) of this home is \$700,000. The projected profit for this property is about \$98,000. The average days on the market for homes selling in this area is around 18 days. This home will be flipped and the purchase, rehab and sale of this property should take about 2 to 6 months. This property is being offered by R&Y Investments, Inc. For more information about this property please contact Roman at (253) 906-3020 or by email at romanmitin1@gmail.com
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- **Important Dates:**
- **Target Close Date: 01/18/2015**





SUBJECT PROPERTY

7316 28 th Ave NW	Seattle
Beds	4
Baths	3
Square Feet	3,220
Price/SqFt	\$100.9
Lot Size	3,200
Year Built	1914
Prop Type	Single Family
County	King
Mls	686286
Purchase Price	\$325,000

R&Y Investments, Inc	
4215 58th St, Ct, NW, Gig Harbor, WA	Email
253.906.3020	ryinvestmentsinc@gmail.com
Construction Repair budget for	
725 Martin Luther King Jr Wy, Seattle WA	
Roofing / Soffit repair / Fascia repair	16,500.00
Exterior paint / Stucco - Siding repair	8,800.00
Interior paint / Drywall repair	23,441.85
Landscape / drainage / fencing / pool	15,021.85
Windows	13,321.85
Doors / Garage doors / hardware	7,421.85
Fans / lighting / electrical	9,496.85
HVAC / Plumbing / water heater	10,700.00
Kitchen	20,371.85
Baths	13,621.85
Flooring	15,126.30
Demo - dumpster fees - final clean 1	2,400.00
Porch	4,000.00
0	0.00
0	0.00
Compiled Repair costs	160,224.28
Total Repair Costs	160,224.28

COMPS

MLS	Address	Sale Price	Bed	Bath	Year	SqFt
686286	725 Maritn luther	\$700,000	4	2.75	1914	3,220

MLS	Address	Sold	Be d	Bat h	Year	SqFt	DOM	DATE	DIST
661025	324 26 th Ave	\$735,000	4	3	1928	2,800	6	8/01/14	0.25
657438	534 31 st Ave	\$750,000	4	3.5	1919	2,900	45	9/29/14	0.25
708130	544 29 th Ave	\$774,900	5	3	1903	2,900	5	11/24/14	0.25

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725 MARTIN LUTHER

ARV	\$700,000
PURCHASE PRICE	\$325,000
REPAIRS	\$160,000
CLOSIN + POINT HML+PMNT	\$60,000
CLOSING+HML+ REALTR	\$57,000
TOTAL INVESTMENT	\$602,000
PROFIT	\$98,000
MESSAGE	Looking for Gap or Full Financing
R & Y INVESTMENTS,INC CONTACT INFO: EMAIL:	ROMAN & YELENA MITIN PH 253.906.3020 ryinvestmentsinc@gmail.com