



4392 Hide A Way Dr. , Austell, GA 30106

3 bedrooms, 2 bathrooms, 1292 Sq. Ft., Built 1972

Property Description

Great flip opportunity in Austell, GA on huge lot. Property needs rehab due your own due diligence.



After Repair Value
\$165,000.00

Purchase Price
\$101,000.00

Rehab Budget
\$30,000.00

Flipper's Profit
\$20,000.00

Financial Summary for Flipper

Financial Breakdown

Purchase Costs

Purchase Price	(\$101,000.00)
Purchase Closing Costs	(\$1,000.00)
Total	(\$102,000.00)

Rehab Costs

Total Rehab Costs	(\$30,000.00)
Total	(\$30,000.00)

Holding Costs

Monthly Holding Costs	(\$800.00)
Total Days Held	60
Total	(\$1,600.00)

Sales Costs

After Repair Value	\$165,000.00
All Selling Closing Costs	(\$1,500.00)
Real Estate Agent Fees	(\$9,900.00)
Total	\$153,600.00

Total Profit for Flip \$20,000.00

Estimated Repairs

Exterior Repairs

Roof:	N.A.
Concrete:	N.A.
Gutters:	N.A.
Garage:	N.A.
Siding:	N.A.
Landscaping:	N.A.
Ext. Painting:	N.A.
Septic:	N.A.
Decks/Porches:	N.A.
Foundation:	N.A.
Demo:	N.A.

Interior Repairs

Sheetrock:	N.A.
Plumbing:	N.A.
Carpentry / Windows /	
Doors:	N.A.
Electrical:	N.A.
Int. Painting:	N.A.
HVAC:	N.A.
Cabinets:	N.A.
Framing:	N.A.
Flooring:	N.A.
Insulation:	N.A.

Total: \$30,000.00

Return on Investment for Flip*

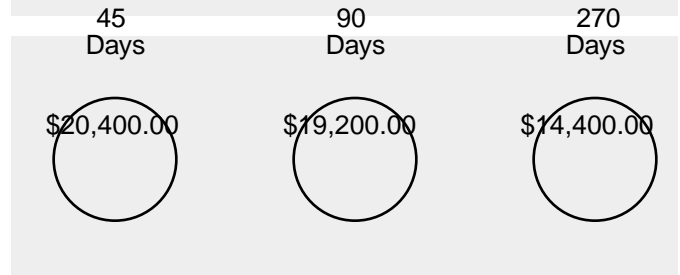
14.97%
Immediate

91.07%
Annualized



*Based on no loans or leverage

Flip Hypothetical Profit If Held For...



Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.