



102 South Pine, Reed Point, Montana, 59069

1 bedroom, 1 bathroom
MLS Number: 230382

Purchase Price: \$23,500.00
Purchase Closing Costs: \$2,420.00
Estimated Repair Costs: \$46,500.00

Total Cost of Project: **\$72,420.00**
Projected After Repair Value: **\$109,000.00**



Solid home on large lot with a full, sturdy basement. Highly desired Reed Point School District. Off the main street, but very convenient to everything.

Profit & Projections

Total Projected Pre-Tax Profit: \$22,716.51

Total Personal Cash Invested: \$11,331.49
Holding Costs Per Month: \$885.82
Return on Investment (ROI): 200.47%
ROI (Annualized): 406.51%

Profit if held for...

45 Days \$26,574.13
90 Days \$25,288.25
270 Days \$20,144.76

Property Information

Loan Amount: \$66,232.00
Cash From Borrower At Closing: \$6,188.00
Loan Interest Rate: 9.0%

Sales Price after Fix Up (ARV): \$109,000.00
Real Estate Agent Fees: \$6,540.00
Other closing costs: \$2,180.00
Total days held: 180 days

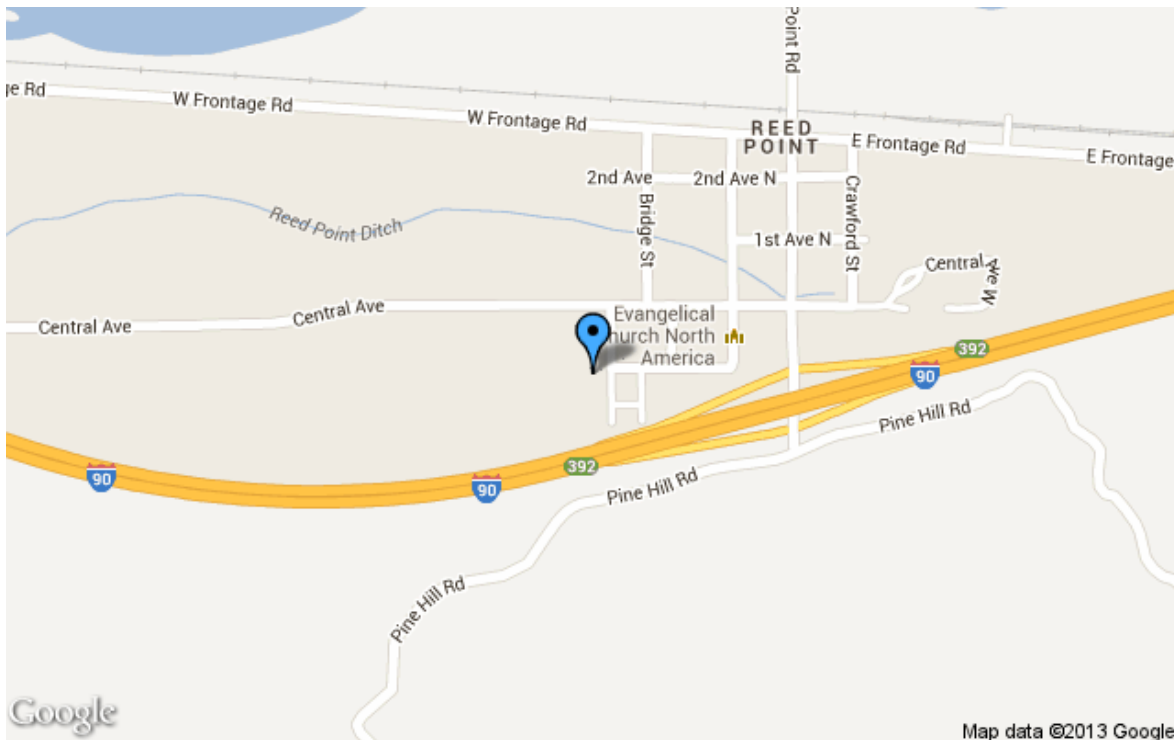
Monthly Expenses

Mortgage Payment: \$496.74
Electricity: \$175.00
Water/Sewage: \$75.00
Garbage: \$0.00
HOA Fees: \$0.00

Insurance: \$50.00
Property Taxes: \$39.08

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.

House Size (sq. ft)	1696
Lot Size (sq. ft)	8150
Year Built	1920
Year Renovated	1978
Units	1
Stories	2
Property Type	Single Family
County Appraised Value	\$94,531.00
Pool	No
Heating	No
Cooling	No
Fireplace	No
Garage	No
Construction	Wood Frame
Roofing	Composition (poor condition)
Flooring Types	Wood
Wiring Condition	Fair
Plumbing Condition	Good
Siding Material	Wood
Other Info	Needs full rehab, adding 2 bedrooms, and some floor plan configuration. Basement will be finished, heating system added, new roof installed, and yard fenced.



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