

# Rehab Estimate / Offer Price Worksheet

Property Address:	1161 Rt. 118, Dorchester NH
ARV	\$200,000.00
Minus 10% (Our Sell Price)	\$20,000.00
Minus 5% (Realtor commission)	\$10,000.00
Minus 20+% (Profit)	\$40,000.00
Minus Carrying Cost (6 months)	\$8,630.00
Minus Rehab Cost	\$54,191.00
Minus Closing Costs	\$6,465.00
Maximum allowable offer	\$60,714.00

<b><u>REHAB ESTIMATE</u></b>	Responsible Party	Start Date	End Date	Material Cost	Labor Cost or Labor & Material if Contractor Supplied	Notes
<b>Exterior</b>						
Roofing	Tony	10-Aug	12-Aug		\$1,350.00	24' x 24' garage (9 square)
Windows						
Doors						
Decks/Porches	Tony	12-Aug	13-Aug		\$4,300.00	one 12' x 12' decks / two 6' x 6' decks
Landscaping	Dave	3-Sep	5-Sep	\$900.00	\$1,500.00	3 loads of gravel / excavator rental
Clean-up	Tony	10-Aug	20-Aug		\$500.00	Wood Pile, const debris
Planting						
Vinyl Siding	Tony	25-Aug	1-Sep		\$2,000.00	24' x 24' garage (10 squares)
Painting						
Dumpster	Empire Recycling	12-Aug	4-Oct		\$1,300.00	two 30-yard dumpsters
Septic System	Dave	4-Sep	5-Sep	\$4,000.00	\$500.00	Replace Tank and Leachfield Inkind
Well						
Other:						
Other:						
<b>Interior</b>						
Kitchen	Kitchens to Go / Tony	2-Sep	25-Sep	\$2,400.00	\$1,000.00	Maple Cabinets
Bathroom	Jason / Tony	2-Sep	25-Sep		\$6,000.00	Tub/vanity/toilet & Toilet/vanity/washer-drier
Carpet	Infinity Flooring	6-Oct	8-Oct		\$1,248.00	96 yards
Laminate Flooring	Tony	15-Sep	16-Sep	\$720.00	\$480.00	480 Sq. ft.
Hardwood floor refinishing						
Hardwood floor install						
Tile install						
Vinyl Flooring	Infinity Flooring	6-Oct	8-Oct		\$160.00	8 yards
Paint & Patch holes	Tony	10-Sep	15-Sep		\$3,150.00	9 rooms
Dry Wall	Tony	15-Aug	22-Aug		\$4,200.00	9 rooms
Framing	Tony	12-Aug	14-Aug	\$333.00	\$1,080.00	2 people / 2 days
Rot Repair						
Jacking / Leveling						
Doors	Tony	3-Sep	5-Sep		\$2,000.00	10 masonite doors
Trim	Tony	3-Sep	5-Sep		\$1,800.00	9 rooms
Other:						
Other:						
<b>Systems</b>						
Plumbing	Jason	12-Aug	3-Oct			1 kitchen / 2 baths (accounted for above)
Heating	Jason	10-Aug	3-Oct	\$3,950.00	\$4,500.00	FHW Propane Boiler
Electrical	Cornerstone Builders	10-Aug	25-Sep		\$3,000.00	2100 sq. ft. living space
Lighting Fixtures	Cornerstone Builders	25-Sep	25-Sep	\$320.00		3 fans/4 flush mount/ 1 chandelier
Other:						
Other:						
<b>Misc:</b>						
Garage Doors	Tony	26-Sep	26-Sep	\$800.00	\$700.00	2 doors
General Contractor Fee						
Other:						
Other:						
<b>Totals</b>				\$13,423.00	\$40,768.00	
<b>Grand Total</b>						\$54,191.00