

# INVESTOR REBAB DEAL

12130 SE Ankeny St, Portland, OR 97216

Outstanding fix & flip opportunity in Southeast Portland. This 2 Bed / 1 Bath house has 1480 sqft of living space,. Sitting on lot. Size of 4,792. Unfinished basement you can make into 2 more bedrooms.



Sales Price

\$255,000.00

Rehab

\$71,000.00

ARV

\$ 425,000.00

## *Suggested Rehab*

- New Windows: \$3,000
- 2 Egress window \$6,000
- Exterior Paint: \$4,500
- Interior Paint: \$3,000
- Remodel Kitchen: \$10,000
- Remodel Bathroom: \$3,000
- New Flooring Throughout: \$3,000
- New Electrical Panel & Misc. Wiring: \$3,500
- Misc. Plumbing: \$2,500
- Misc. Drywall Repairs: \$2,000
- Faucets & Fixtures: \$1,000
- New Bathroom 10K
- Doors & Trim: \$2,500
- Landscaping: \$2,500
- Sideing misc repair 5k
- Demo & Trashout: \$4,500
- *Misc.: \$5,000*

After Remodel

Beds: 4

Baths 2

Year built: 1954

square feet 1,480

House is not on the MLS and do not disturb tenants or contact owner its already under contract.

For a showing please text or call

503-481-8991 Anna