



12350 South Emerald Avenue, Chicago, IL 60628

4BR – 2 BA – 1,217 SF

\$59,000 – See additional information on scope of rehab.

12350 South Emerald is a single family residence. It is in the Pullman area which is experiencing exponential growth right now. They just opened a National Monument there, the Pullman Museum. Also, the red line extension is happening which is a 3.6 billion dollar investment by the CTA to extend train service to this area.

We have a not for profit we work with that can provide investors with a long term tenant where the rent is paid by the not for profit. Section 8 and or market will all work as well.

This house is gutted currently, so it needs everything. It could be a 4 bedroom 1 or 2 bath, and the median rent for this size property is 1,775 per month. I have attached a scope of work. Also, here are the rental calculations:

Acquisition price is	59,000
Construction is	81,114
Total cost	140,114
Gross annual rent is	7,823

Actual expenses currently are 20% (all utilities paid by tenant)

Click Link below for a HouseCanary Property Explorer Report :

<https://pexp.housecanary.com/shared-report/12350-s-emerald-ave/chicago/IL/60628/zKXQZMXXIbY01>

Click Link below for an RealtyTrac Asset Report

<https://www.realtytrac.com/homes/il/chicago/60628/12350-s-emerald-ave-23843862/?preForeclosure=true&auction=true&bankOwned=true¬InForeclosure=false¬YetListed=true&listedForSale=false&recentlySold=false&listedOnlineAuction=true>

Click here for the GeoData Rental and Property Valuation Report

<https://www.geodatadirect.com/Property/NW/COOK/12350-S-EMERALD-AVE,-CHICAGO-IL-60628/gX0pK3t7chJtKc4pT73svA==/TfEr!EMZNPKEmoajUS2DUV!yh0cXAi5i>

For more information about the asset contact Marketing@REI-ReferralNetwork.com or call 207-443-3314

REGP Construction - Acquisition Rehab Scope Estimate	Derek Light
9726 S Emerald Ave. Chicago, IL	

Classification	Description of Work Needed	Unit of Measure	Quantity	Price Per	Total Cost	Notes	
Property Acquisition Closing							
Acquisition	Septic Inspection	each	0	\$150.00	\$0.00	camera lines	
Acquisition	Roof Inspection	each	0	\$300.00	\$0.00	get 2 yr certification	
Acquisition	Secure Windows and/or doors temp	each	0	\$75.00	\$0.00	security concerns	
Acquisition	Tarp Roof	each	0	\$750.00	\$0.00	holes in roof	
Acquisition	Dehumidifier in basement with cord	each	1	\$250.00	\$250.00	every house	
Acquisition	Architectural Plans	each	0	\$4,000.00	\$0.00	Range \$4,000-\$7,000 If we are doing an addition or raising a roof 5% of costs	
Acquisition	Permits	each	1	\$1,500.00	\$0.00	Range \$750-\$1,500	
Acquisition	Security Protection	package	0	\$650.00	\$0.00	wireless camera -2	
Total						\$250.00	
Demolition							
Demolition	Medium Interior Demolition	each	0	\$8,500.00	\$0.00	Medium 4-6 rooms with bathrooms. Light 2-3 rooms no bath =\$4,000, Heavy, total gut=\$12,000	
Demolition	Deck Demolition	each	0	\$1,200.00	\$0.00	med size 10' 10' w/ rails	
Total						\$0.00	
Masonry							
Masonry	Tuck Pointing	est	0	\$1,500.00	\$0.00	small to medium. Large get quote 2.80/sqft	
Masonry	Retaining wall	est	0	\$2,500.00	\$0.00	8' long 5' high atan block	
Masonry	Step repairs	each	0	\$800.00	\$0.00	concrete or masonry if over 8 steps add \$100/step	
Total						\$0.00	
Framing							
Framing	Rough Framing Med	each	0	\$7,500.00	\$0.00	Medium 1,500 to 2,000 sq ft. Small 0-1,500 sqft \$3,000, Large over 2,000 sq. ft. \$10,000	
Doors-Exterior	Exterior Door	each	2	\$600.00	\$1,200.00	includes lite in top panel	
Doors-Exterior	Sliding Door	each	0	\$825.00	\$0.00	5/0 or 6/0 wide	
Windows	Window Replacement	each	4	\$525.00	\$2,100.00	2/8 5/2 vinyl white-colors extra	
Roofing	Roof Replacement	each	0	\$5,500.00	\$0.00	Med-1,500 to ,2000 sq ft. \$9,000. Small 0-1500 Sq. Ft \$5,500, Large 2,000 sqft and above \$12,000	
Roofing	Roof/Exterior Repair	each	2	\$1,000.00	\$2,000.00	Needs new awnings	
Total						\$5,300.00	
HVAC							
HVAC Rough	Heat Pump System Replacement >3ton	each	0	\$5,750.00	\$0.00	Over 2,000 square ft.	
HVAC Rough	Heat Pump System Replacement< 3 ton	each	1	\$3,750.00	\$3,750.00	Under 2,000 square ft.	
HVAC Rough	AC Condenser Unit	each	1	\$2,500.00	\$2,500.00	Does not include duct work. Add \$4,500 for new ducts	
Total						\$6,250.00	
Plumbing							
Plumbing Rough	40 gal Gas Water Heater	each	1	\$1,300.00	\$1,300.00	new, remove old	
Plumbing Rough	Plumbing Full replacement	each	1	\$8,500.00	\$8,500.00	All interior supply and waste lines	
Plumbing Rough	Powder Room Install- 2 piece	each	0	\$1,500.00	\$0.00	Remodel existing powder room.	
Plumbing Rough	Full Bathroom Small with Tub	each	1	\$5,000.00	\$5,000.00	new or remodel includes everything, tub or surround	
Plumbing Rough	Full Bathroom-Med with Tub	each	0	\$7,000.00	\$0.00	new or remodel includes everything	
Plumbing Rough	Full Bathroom-Large with Tub and Shower	each	0	\$10,000.00	\$0.00	new or remodel includes everything	
Plumbing Rough	Ceiling Height Adjustment in basement	each	0	\$19,500.00	\$0.00	Only needed if we do not have 7' of clearance with a finished ceiling height. This will include digging out the basement floor, new columns and beams, rerunning the underground plumbing, and repouring the basement floor	
Total						\$14,800.00	
Electric							
Electric Rough	Rewire Whole House Med House	each	1	\$7,000.00	\$7,000.00	Med-1200 to 2000 sq. ft. \$8,000. Small under 1,200 sq ft. \$5,500. Large over 2,000 sq. ft. \$8,500. Includes all new switches and plugs. Average is about \$4.00/sqft	
Electric Rough	Replace Panel with 200amp	each	1	\$2,800.00	\$2,800.00	new panel, new feed	
Electric Final	Install Flush mount fixture	each	14	\$100.00	\$1,400.00	ceilings, exterior ceiling fans are \$165.00 each	
Electric Final	Replace switches and plugs w/ covers	by room	26	\$50.00	\$1,300.00	new switches and plugs, keep existing wiring if to code	
Electric Rough	Install Recess Light	each	0	\$150.00	\$0.00	kitchens, basements	
Total						\$12,500.00	
Insulation & Drywall							
Insulation	Insulate Walls or Floor joists	each	0	\$2,500.00	\$0.00	Batt R-19 minimum	
Insulation	Insulate Attic	each	1	\$1,500.00	\$1,500.00	Blown or Batt	
Drywall	Drywall Replacement Med House	each	1	\$5,000.00	\$5,000.00	Medium 1200 to2,000 sf \$5,000. Small 0-1,200 sq. ft. \$3,000. Large over 2,000 sq. ft. \$7,500 Chicago market \$1.00/sqft or 48/sheet 2,000 sqft home will take about 285 sheets	
Siding	Vinyl Siding	each	0	\$9,000.00	\$0.00	Includes Tyvek house wrap	
Siding	Vinyl Shutters	each	0	\$115.00	\$0.00	per pair	
Deck	Deck construction	each	0	\$5,750.00	\$0.00	Pressure treated lumber 10'x10' w/ \$1,000 for railings & \$750 for 5 steps down	
Gutters	Gutters	per house	1	\$850.00	\$0.00	with downspouts	
Doors-Exterior	Garage Door	each	0	\$850.00	\$0.00	Single 8', white, no glass, non insulated	
Total						\$6,500.00	
Kitchen & Trim							
Cabinets	Small	each	1	\$5,000.00	\$5,000.00	Cabinets, Granite level #1, plumbing fixtures, backsplash	
Cabinets	Med	each	0	\$8,500.00	\$0.00	Cabinets, Granite level #1, plumbing fixtures, back splash	
Cabinets	Large	each	0	\$12,500.00	\$0.00	Cabinets, Granite level #1, plumbing fixtures, back splash	
Trim	Interior BiFold Doors(pair)	each	4	\$185.00	\$740.00	pre finished	
Trim	Interior door pre-hung	each	6	\$200.00	\$1,200.00	pre finished	
Trim	Interior Trim Package	each	1	\$4,500.00	\$4,500.00	Replace/repair Trim on doors, windows, base, and new Interior Doors. Medium \$8,000. Small, 0-1,200 sq. ft. \$4500. Large over 2,000 sq. ft. \$10,000. Basic trim.	
Paint	Interior Prime & Paint Med	whole house	1	\$5,000.00	\$5,000.00	2 coats flat, semi gloss trim, white ceiling.	
Paint	Interior Handrail	each	1	\$500.00	\$500.00	replacement or to meet code	
Paint	Exterior Paint Med	whole house	0	\$2,400.00	\$0.00	2 coats semi gloss trim. Medium 1,200 to 2,000 sq. ft. \$2,400. Small 0-1,200 sq. ft. \$2,000. Large over 2,000 sq. ft. \$3,200	
Paint	Basement Paint Package	each	1	\$1,500.00	\$1,500.00	Unfinished Basement - Clean and paint walls. Add additional unit to paint joists.	
Appliance Supply	Package-Gas Range, Dishwasher, Micro, Ref	per set	1	\$4,000.00	\$4,000.00	STANDARD-Stainless steel	
Appliance Supply	Package-Gas Range, Dishwasher, Micro, Ref.	per set	0	\$5,000.00	\$0.00	UPGRADE-Pro series, stainless steel	
Total						\$22,440.00	
FLOORING							
Hardwood	Install Pre Finished Hardwood	per area	2	\$1,500.00	\$3,000.00	PER ROOM or AREA or \$12.00 per sq. ft.	
Hardwood	Refinish Hardwood Sand/stain/Poly	per area	0	\$650.00	\$0.00	PER ROOM or AREA or \$3.75 per sq. ft.	
Laminate	Install Laminate floor	per area	0	\$1,000.00	\$0.00	PER ROOM or AREA or \$7.00 per sq. ft.	
LVP	Install LVP flooring	per area	0	\$1,200.00	\$0.00	PER ROOM or AREA or \$9.00 per sq. ft.	
Carpet	Install new carpet	per area	0	\$500.00	\$0.00	PER ROOM or AREA or \$2.22 per sq. ft.	
Tile	Install Tile Floor and Wall	per area	0	\$2,000.00	\$0.00	PER ROOM or AREA or \$11.00 per sq. ft.	
Total						\$3,000.00	
Punch-out & Cleaning							
Punch-out	Punch-out Labor	each	0	\$500.00	\$0.00	Minor repairs	
Cleaning	Pressure Wash Entire Property	each	0	\$650.00	\$0.00	prep of listing	
Cleaning	Whole House Clean	each	1	\$500.00	\$500.00	prep for listing includes one re clean	
Cleaning	Wet Basement Provision	each	0	\$15,000.00	\$0.00	Includes dehumidifier, under drain, sump pump, and water proofing	
Total						\$500.00	
Yard/Landscaping/Hardscape							
Exterior	Driveway (asphalt)-REPLACE	each	0	\$1,500.00	\$0.00	Remove & replace-14' x 20', overlay	
Exterior	Driveway (concrete)-REPLACE	each	0	\$3,500.00	\$0.00	Remove & replace-14' x 20'	
Exterior	Sidewalks (concrete)-REPLACE	each	1	\$700.00	\$700.00	Remove & replace-3' x 15'	
Exterior	Tree Removal/Grind Stump	each	0	\$2,500.00	\$0.00	Med size	
Exterior	Shrub Package/Mulch	each	1	\$1,500.00	\$1,500.00	10 shrubs, mulch bed, edge, trim or remove old	
Exterior	Railings/Fence	lineal feet	0	\$15.00	\$0.00	Step off the footage and enter #	
Total						\$2,200.00	
QCI-Quality Control Inspection and Miscellaneous							
Miscellaneous	Garage	each	0	\$12,000.00	\$0.00	Not listed above	
Total						\$0.00	
Soft Scope Budget Total					Sum	\$73,740.00	\$0.00
Contingency at 10%						\$7,374.00	
Total Rehab with Contingency						\$81,114.00	

