



1449 Greenwood Ave, Ford Heights, IL 60411

3BR – 1 BA – 1368 SF

\$28,000 – See additional information on scope of rehab.

This single family home features three large bedrooms, one bath, and a detached garage. The location is ideal with easy access to highways and close proximity to schools, restaurants, shopping, and other local favorites.

Ford Heights is a popular community for first responders, service providers, transportation workers, and professionals.

Acquisition price is	28,000
Construction is	95,645
Total cost	123,645
Gross annual rent is	14,290
Cap Rate	28.59%

Click Link below for a HouseCanary Property Explorer Report :

<https://pexp.housecanary.com/shared-report/1449-greenwood-ave/ford-heights/IL/60411/RvxnKq1qjezGb>

Click Link below for an RealtyTrac Asset Report

<https://www.realtytrac.com/homes/il/ford-heights/60411/1449-greenwood-ave-204377374/?preForeclosure=true&auction=true&bankOwned=true&notInForeclosure=false&notYetListed=true&listedForSale=false&recentlySold=false&listedOnlineAuction=true>

Click here for the GeoData Rental and Property Valuation Report

<https://www.geodatadirect.com/Property/NW/COOK/1449-GREENWOOD-AVE,-FORD-HEIGHTS-IL-60411/gX0pK3t7chJtKc4pT73svA==/8QdiTFBnjzaRBwKVUaeTrTE~t3ThEUNb>

For more information about the asset contact [Marketing@REI-ReferralNetwork.com](mailto:Marketing@REI-ReferralNetwork.com) or call 207-443-3314

<b>REGP Construction - Acquisition Rehab Scope Estimate</b>	<b>Derek Light</b>
<b>1449 Greenwood Ave Scope - 3 bed 1 bath</b>	

Classification	Description of Work Needed	Unit of Measure	Quantity	Price Per	Total Cost	Notes
<b>Property Acquisition Closing</b>						
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	0	\$250.00	\$0.00	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
<b>Total</b>						\$0.00
<b>Demolition</b>						
Demolition	Interior Demolition	each	4	\$2,500.00	\$10,000.00	Drywall demo and trash out.
Demolition	Exterior Demolition	each	2	\$1,200.00	\$2,400.00	Remove falling fence and concrete
<b>Total</b>						\$12,400.00
<b>Masonry</b>						
Masonry	Tuck Pointing	est	0	\$1,500.00	\$0.00	Minor tuckpointing
Masonry	Retaining wall	est	0	\$2,500.00	\$0.00	8' long 5' high alan block
Masonry	Step repairs	each	0	\$800.00	\$0.00	concrete or masonry if over 8 steps add \$100/step
<b>Total</b>						\$0.00
<b>Framing</b>						
Framing	Framing	each	2	\$1,000.00	\$2,000.00	Minor framing repairs
Doors-Exterior	Exterior Door	each	2	\$600.00	\$1,200.00	includes light in top panel
Doors-Exterior	Sliding Door	each	0	\$825.00	\$0.00	5/0 or 6/0 wide
Windows	Window Replacement	each	18	\$525.00	\$9,450.00	2 1/2 vinyl white-colors extra
Roofing	Roof Replacement	each	1	\$3,000.00	\$3,000.00	Small Roof
Roofing	Roof/Exterior Repair	each	4	\$1,000.00	\$4,000.00	Eaves repair, exterior garage repair, porch handrails
<b>Total</b>						\$19,650.00
<b>HVAC</b>						
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	\$2,500.00	\$2,500.00	Under 2,000 square ft.
HVAC Rough	AC Condensor Unit	each	0	\$2,500.00	\$0.00	Does not include duct work. Add \$4,500 for new ducts
<b>Total</b>						\$2,500.00
<b>Plumbing</b>						
Plumbing Rough	40 gal Gas Water Heater	each	1	\$1,300.00	\$1,300.00	new, remove old
Plumbing Rough	Plumbing replacement/repair	each	1	\$5,000.00	\$5,000.00	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	\$3,500.00	\$3,500.00	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
<b>Total</b>						\$9,800.00
<b>Electric</b>						
Electric Rough	Electrical Repair	each	1	\$2,500.00	\$2,500.00	Some wire will have to be rerun, plugs for furnace and appliances.
Electric Rough	Replace Panel with 200amp	each	0	\$2,800.00	\$0.00	new panel, new feed
Electric Final	Install Flush mount fixture	each	8	\$100.00	\$800.00	ceilings, exterior ceiling fans are \$165.00 each
Electric Final	Replace switches and plugs w/ covers	by room	16	\$50.00	\$800.00	new switches and plugs, keep existing wiring if to code
Electric Rough	Install Recess Light	each	0	\$150.00	\$0.00	kitchens, basements
<b>Total</b>						\$4,100.00
<b>Insulation &amp; Drywall</b>						
Insulation	Insulate Walls or Floor Joists	each	1	\$2,500.00	\$2,500.00	Batt R-19 minimum
Insulation	Insulate Attic	each	1	\$1,500.00	\$1,500.00	Blown or Batt
Drywall	Drywall Replacement / Repair	each	1	\$2,500.00	\$2,500.00	Medium 1200 to 2,000 sq. ft. 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	1	\$4,500.00	\$4,500.00	Siding /exterior repair
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
Gutters	Gutters	per house	0	\$850.00	\$0.00	with downspouts
Doors-Exterior	Garage Door	each	0	\$850.00	\$0.00	Single 8', white, no glass, non insulated
<b>Total</b>						\$11,000.00
<b>Kitchen &amp; Trim</b>						
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	0	\$185.00	\$0.00	pre finished
Trim	Interior door pre-hung	each	10	\$200.00	\$2,000.00	pre finished
Trim	Interior Trim Package	each	1	\$3,500.00	\$3,500.00	Trim, simple small house
Paint	Interior Prime & Paint Med	whole house	1	\$4,000.00	\$4,000.00	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.
Appliance Supply	Package-Gas Range, Ref, Micro	per set	1	\$2,000.00	\$2,000.00	STANDARD-Stainless steel
Appliance Supply	Package-Gas Range, Dishwasher, Micro, Ref-	per set	0	\$5,000.00	\$0.00	UPGRADE-Pro series, stainless steel
<b>Total</b>						\$18,500.00
<b>FLOORING</b>						
Hardwood	Install Pre Finished Hardwood	per area	0	\$1,500.00	\$0.00	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	4	\$1,000.00	\$4,000.00	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	5	\$500.00	\$2,500.00	PER ROOM or AREA or \$2.22 per sq. ft.
Tile	Install Tile Floor and Wall	per area	1	\$2,000.00	\$2,000.00	PER ROOM or AREA or \$11.00 per sq. ft.
<b>Total</b>						\$8,500.00
<b>Punch-out &amp; Cleaning</b>						
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
<b>Total</b>						\$500.00
<b>Yard/Landscaping/Hardscape</b>						
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	0	\$700.00	\$0.00	Remove & replace-3' x 15'
Exterior	Tree Removal/Grind Stump	each	0	\$2,500.00	\$0.00	Med size
Exterior	Shrub Package/Mulch	each	0	\$1,500.00	\$0.00	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 #
<b>Total</b>						\$0.00
<b>OCI-Quality Control Inspection and Miscellaneous</b>						
Miscellaneous	Garage	each	0	\$12,000.00	\$0.00	Not listed above
<b>Total</b>						\$0.00
<b>Soft Scope Budget Total</b>				<b>Sum</b>	<b>\$86,950.00</b>	<b>\$0.00</b>
<b>Contingency at 10%</b>					\$8,695.00	
<b>Total Rehab with Contingency</b>					<b>\$95,645.00</b>	