



1624 217th St Sauk Village, IL 60411

\$199,900 – See additional information on scope of rehab.

Has tenant in good standing

3BR – 2BA – 1,185 SF

Investor Bundle - Sauk Village - 1 of 6

This 3/2 SFR has a spacious attached garage with parking space in the front, with a finished Basement and plenty of storage space. Current rents well below market rate

Acquisition price is	199,900
Construction is	33,413
Total cost	233,313
Gross annual rent is	22,380
Cap Rate	6.54%

Click Link below for a HouseCanary Property Explorer Report :

<https://pexp.housecanary.com/shared-report/1624-217th-st/sauk-village/IL/60411/0bPpLKqyQwZAZ>

Click Link below for an RealtyTrac Asset Report

<https://www.realtytrac.com/homes/il/sauk-village/60411/1624-217th-st-435266/?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/1624-217TH-ST,-SAUK-VILLAGE-IL-60411/gX0pK3t7chJtKc4pT73svA==/1xWhQOtgUUdqQdYpuThBgw==>

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

REGP Construction - Acquisition Estimate	Derek Light
1624 217th Sauk Village Scope - 3 Bed / 2 bath	

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	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	0	\$1,500.00	\$0.00	Range \$750-\$1,500	
Acquisition	Security Protection	package	0	\$650.00	\$0.00	wireless camera -2	
Total						\$0.00	
Demolition							
Demolition	Interior Demolition	each	0	\$1,500.00	\$0.00		
Demolition	Exterior Demolition	each	0	\$500.00	\$0.00	Clean up yard	
Total						\$0.00	
Masonry							
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 atan block	
Masonry	Step repairs	each	0	\$800.00	\$0.00		
Total						\$0.00	
Framing							
Framing	Framing/Carpentry	each	0	\$5,000.00	\$0.00		
Doors-Exterior	Exterior Door	each	0	\$600.00	\$0.00	includes light in top panel	
Doors-Exterior	Sliding Door	each	3	\$825.00	\$2,475.00	5/0 or 6/0 wide	
Windows	Window Replacement	each	0	\$525.00	\$0.00	2/8 5/2 vinyl white-colors extra	
Roofing	Roof Replacement	each	0	\$3,000.00	\$0.00	Small Roof	
Roofing	Roof/Exterior Repair	each	3	\$1,000.00	\$3,000.00	Rear deck needs to be fixed and painted, does not need to be new.	
Total						\$5,475.00	
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	0	\$2,500.00	\$0.00	Under 2,000 square ft.	
HVAC Rough	AC Condenser Unit	each	0	\$2,500.00	\$0.00	Does not include duct work. Add \$4,500 for new ducts	
Total						\$0.00	
Plumbing							
Plumbing Rough	40 gal Gas Water Heater	each	0	\$1,300.00	\$0.00	new, remove old	
Plumbing Rough	Plumbing replacement/repair	each	0	\$1,500.00	\$0.00	Repairs when charged.	
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	2	\$3,500.00	\$7,000.00	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						\$7,000.00	
Electric							
Electric Rough	Electrical Repair/Replace	each	0	\$2,500.00	\$0.00	Minor repairs	
Electric Rough	Replace Panel with 200amp	each	0	\$2,800.00	\$0.00	new panel, new feed	
Electric Final	Install Flush mount fixture	each	2	\$100.00	\$200.00	ceilings, exterior ceiling fans are \$165.00 each	
Electric Final	Replace switches and plugs w/ covers	by room	12	\$50.00	\$600.00	new switches and plugs, keep existing wiring if to code	
Electric Rough	Install Recess Light	each	0	\$150.00	\$0.00	kitchens, basements	
Total						\$800.00	
Insulation & Drywall							
Insulation	Insulate Walls or Floor joists	each	0	\$2,500.00	\$0.00	Batt R-19 minimum	
Insulation	Insulate Attic	each	0	\$1,500.00	\$0.00	Blown or Batt	
Drywall	Drywall Replacement / Repair	each	0	\$2,500.00	\$0.00	Minor drywall repair	
Siding	Vinyl Siding	each	0	\$4,500.00	\$0.00	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 down	
Gutters	Gutters	per house	0	\$850.00	\$0.00	with downspouts	
Doors-Exterior	Garage Door	each	0	\$1,000.00	\$0.00	Single Garage Door	
Total						\$0.00	
Kitchen & Trim							
Cabinets	Small	each	0	\$5,000.00	\$0.00	Cabinets, Granite level #1, plumbing fixtures, backsplash	
Cabinets	Med	each	1	\$8,500.00	\$8,500.00	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	0	\$200.00	\$0.00	pre finished	
Trim	Interior Trim Package	each	0	\$2,500.00	\$0.00	Trim, simple small house	
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	0	\$500.00	\$0.00	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	0	\$1,500.00	\$0.00	Unfinished Basement - Clean and paint walls.	
Appliance Supply	Package-Gas Range, Ref	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	
Total						\$15,500.00	
FLOORING							
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	0	\$1,000.00	\$0.00	One small room needs new flooring and other minor repairs.	
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	New tile in kitchen	
Total						\$0.00	
Punch-out & Cleaning							
Punch-out	Punch-out Labor	each	2	\$500.00	\$1,000.00	Minor repairs	
Cleaning	Pressure Wash Entire Property	each	0	\$650.00	\$0.00	prep of listing	
Cleaning	Whole House Clean	each	1	\$600.00	\$600.00	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						\$1,600.00	
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	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 #	
Total						\$0.00	
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	\$30,375.00	\$0.00
Contingency at 10%						\$3,037.50	
Total Rehab with Contingency						\$33,412.50	