



2247 Astor St, Sauk Village, IL 60411

\$85,000 – See additional information on scope of rehab.

2BR – 2BA – 972 SF

Has tenant in good standing

Investor Bundle - Sauk Village - 5 of 6

This 2/2 SFR has been well maintained and will require minimal rehab to capture the upside.

| | |
|----------------------|--------|
| Acquisition price is | 85,000 |
| Construction is | 8,195 |
| Total cost | 94,095 |
| Gross annual rent is | 15,156 |
| Cap Rate | 9.84% |

Click Link below for a HouseCanary Property Explorer Report :

<https://pexp.housecanary.com/shared-report/2247-astor-st/sauk-village/IL/60411/3M3zBkpmve5en>

Click Link below for an RealtyTrac Asset Report

<https://www.realtytrac.com/homes/il/sauk-village/60411/2247-astor-st-25138690/?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/2247-ASTOR-ST,-SAUK-VILLAGE-IL-60411/gX0pK3t7chJtKc4pT73svA==/Muljx9jQIKrc0F~PEQnUYIW~04NH1cJu>

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

| | |
|---|--------------------|
| REGP Construction - Acquisition Estimate | Derek Light |
| 2247 Astor St, Sauk Village Scope | |

| 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 | \$5,000.00 | \$0.00 | Trash out |
| Demolition | Exterior Demolition | each | 0 | \$7,500.00 | \$0.00 | remove front and back porch |
| 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 | \$1,500.00 | \$0.00 | bulge in subfloor in front of the bathroom |
| Doors-Exterior | Exterior Door | each | 0 | \$600.00 | \$0.00 | 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 | 0 | \$525.00 | \$0.00 | 2/8 5/2 vinyl white-colors extra |
| Roofing | Roof Replacement | each | 0 | \$6,500.00 | \$0.00 | Small Roof |
| Roofing | Roof/Exterior Repair | each | 0 | \$1,000.00 | \$0.00 | Minor repairs to porch roof. Paint capstones. |
| Total | | | | | \$0.00 | |
| HVAC | | | | | | |
| HVAC Rough | Heat Pump System Replacement >3ton | each | 0 | \$25,000.00 | \$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. Old has problems. |
| 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 | \$500.00 | \$0.00 | Route drain to the street |
| 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 | \$2,500.00 | \$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 | | | | | \$5,000.00 | |
| Electric | | | | | | |
| Electric Rough | Electrical Repair/Replace | each | 0 | \$5,000.00 | \$0.00 | Repair existing |
| Electric Rough | Replace Panel with 200amp | each | 0 | \$2,800.00 | \$0.00 | new panel, new feed |
| Electric Final | Install Flush mount fixture | each | 0 | \$100.00 | \$0.00 | ceilings, exterior ceiling fans are \$165.00 each |
| Electric Final | Replace switches and plugs w/ covers | by room | 0 | \$50.00 | \$0.00 | new switches and plugs, keep existing wiring if to code |
| Electric Rough | Install Recess Light | each | 0 | \$150.00 | \$0.00 | kitchens, basements |
| Total | | | | | \$0.00 | |
| 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 | \$2,000.00 | \$0.00 | Minor repairs |
| Siding | Vinyl Siding | each | 0 | \$2,500.00 | \$0.00 | Siding /exterior repair |
| Siding | Vinyl Shutters | each | 0 | \$115.00 | \$0.00 | per pair |
| Deck | Deck construction | each | 0 | \$5,000.00 | \$0.00 | Front and rear porch replacement |
| 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 | 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 | 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 | 0 | \$5,000.00 | \$0.00 | 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 | | | | | \$2,000.00 | |
| 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 | 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 | \$450.00 | \$450.00 | 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 | | | | | \$450.00 | |
| 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 | | | | | \$7,450.00 | \$0.00 |
| Contingency at 10% | | | | | \$745.00 | |
| Total Rehab with Contingency | | | | | \$8,195.00 | |