



3017 W. Cullerton St Chicago, IL 60623

6BR – 2 BA – 792 SF

\$159,900 – See additional information on scope of rehab.

This neighborhood is a commuter's dream with multiple public transportation options nearby. Residents will enjoy restaurants and retail on the 2 mile-long 26th Street. Independence Square, Homan Square Park, Douglas Park Mini Golf, and Benjamin Franklin Park provide neighborhood residents with plenty of recreation opportunities.

Acquisition price is	159,900
Construction is	103,730

Total cost 261,630

Gross annual rent is 23,353

Cap Rate 11.93%

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/3017-w-cullerton-st/chicago/IL/60623/Y5b0dYEaKbb4L>

Click Link below for an RealtyTrac Asset Report

<https://www.realtytrac.com/homes/il/chicago/60623/3016-w-cullerton-st-24490254/?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/3017-W-CULLERTON-ST,-CHICAGO-IL-60623/gX0pK3t7chJtKc4pT73svA==/duGMfJGzg5cx4YY3l4tNKA==>

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

REGP Construction - Acquisition Estimate	Derek Light
3017 W Cullerton Chicago Scope - 2 flat - 2 bed 1 bath each	

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	1	\$10,000.00	\$10,000.00	Trash out
Demolition	Exterior Demolition	each	1	\$2,000.00	\$2,000.00	Yard Clean Up
Total						\$12,000.00
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 alan block
Masonry	Step repairs	each	0	\$800.00	\$0.00	
Total						\$0.00
Framing						
Framing	Framing/Carpentry	each	1	\$5,000.00	\$5,000.00	Ice damage is lower unit caused ceiling to cave in.
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	8	\$525.00	\$4,200.00	2/8 5/2 vinyl white-colors extra
Roofing	Roof Replacement	each	1	\$6,500.00	\$6,500.00	Small Roof
Roofing	Roof/Exterior Repair	each	0	\$2,500.00	\$0.00	
Total						\$15,700.00
HVAC						
HVAC Rough	Heat Pump System Replacement >3ton	each		\$25,000.00	\$0.00	Over 2,000 square ft.
HVAC Rough	Heat Pump System Replacement< 3 ton	each	2	\$2,500.00	\$5,000.00	Under 2,000 square ft. Old has problems.
HVAC Rough	AC Condensor Unit	each	0	\$2,500.00	\$0.00	Does not include duct work. Add \$4,500 for new ducts
Total						\$5,000.00
Plumbing						
Plumbing Rough	40 gal Gas Water Heater	each	2	\$1,300.00	\$2,600.00	new, remove old
Plumbing Rough	Plumbing replacement/repair	each	2	\$2,500.00	\$5,000.00	repair damage from ice
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	\$3,000.00	\$6,000.00	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						\$13,600.00
Electric						
Electric Rough	Electrical Repair/Replace	each	2	\$5,000.00	\$10,000.00	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						\$10,000.00
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	2	\$2,500.00	\$5,000.00	repair/replace as needed. There will be more damage to the first floor unit.
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	1	\$5,000.00	\$0.00	front porch repair/replace
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						\$5,000.00
Kitchen & Trim						
Cabinets	Small	each	2	\$5,000.00	\$10,000.00	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	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	2	\$3,000.00	\$6,000.00	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	1	\$1,500.00	\$1,500.00	Touch up painting
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	2	\$2,000.00	\$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						\$21,500.00
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	1	\$3,500.00	\$3,500.00	PER ROOM or AREA or \$3.75 per sq. ft.
Laminate	Install Laminate floor	per area	1	\$7,500.00	\$7,500.00	unit 1 needs all new flooring, unit 2 will have some but mostly hardwood.
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						\$11,000.00
Punch-out & Cleaning						
Punch-out	Punch-out Labor	each	0	\$1,000.00	\$0.00	
Cleaning	Pressure Wash Entire Property	each	0	\$650.00	\$0.00	prep of listing
Cleaning	Whole House Clean	each	2	\$250.00	\$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	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
OCI-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	\$94,300.00	\$0.00
Contingency at 10%					\$9,430.00	
Total Rehab with Contingency						\$103,730.00