



4226 W Wilcox St Chicago, IL 60624

2 Unit Multi Family – each unit has 3BR – 1 BA – 2,280SF total

\$149,900 – See additional information on scope of rehab.

Buy 2, sell 4! This 2 flat greystone house has full partial finished basements. These units are large with security fence and 2 detached car garage. Each unit has 3 beds and 1 bath. This property is very close to 290 expressway.

Acquisition price is	149,900
Construction is	99,900
Total cost	249,800
Gross annual rent is	34,367
Cap Rate	16.95%

Click Link below for a HouseCanary Property Explorer Report :

<https://pexp.housecanary.com/shared-report/4226-w-wilcox-st/chicago/IL/60624/m0Znowao85LNx>

Click Link below for an RealtyTrac Asset Report

<https://www.realtytrac.com/homes/il/cook/chicago/60624/?preForeclosure=true&auction=true&bankOwned=true¬InForeclosure=false¬YetListed=true&listedForSale=false&recentlySold=false&listedOnlineAuction=true¢erLat=-87.72342899999998¢erLong=41.88056525807795&zoomLevel=14>

Click here for the GeoData Rental and Property Valuation Report

<https://www.geodatadirect.com/Property/NW/COOK/4226-W-WILCOX-ST,-CHICAGO-IL-60624/gX0pK3t7chJtKc4pT73svA==/Uq5bLTRiMc2iiFUFSd7HqLBq64bRoAit>

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



REGP Construction - Acquisition Estimate					Derek Light	
4226 W Wilcox, Chicago Scope - 2 Flat - Burst pipe filing insurance claim.						
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	2	\$5,000.00	\$10,000.00	Trash out
Demolition	Exterior Demolition	each	0	\$2,000.00	\$0.00	siding removal
Total						\$10,000.00
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	2	\$2,500.00	\$5,000.00	Repair/replace
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	0	\$5,000.00	\$0.00	Small Roof
Roofing	Garage/Roof/Exterior Repair	each	0	\$3,500.00	\$3,500.00	Garage - new siding and roof
Total						\$12,700.00
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	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	\$3,500.00	\$7,000.00	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	\$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						\$15,600.00
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	\$3,500.00	\$7,000.00	Minor repairs
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	\$5,000.00	\$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						\$7,000.00
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	8	\$200.00	\$1,600.00	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	\$2,500.00	\$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	\$1,500.00	\$0.00	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						\$20,600.00
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	2	\$3,500.00	\$7,000.00	PER ROOM or AREA or \$3.00 per sq. ft.
Carpet	Install new carpet	per area	6	\$500.00	\$3,000.00	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						\$10,000.00
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	0	\$250.00	\$0.00	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						\$0.00
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	\$90,900.00	\$0.00
Contingency at 10%					\$9,090.00	
Total Rehab with Contingency					\$99,990.00	