



5751 S Bishop Chicago, IL - Duplex
\$265,000

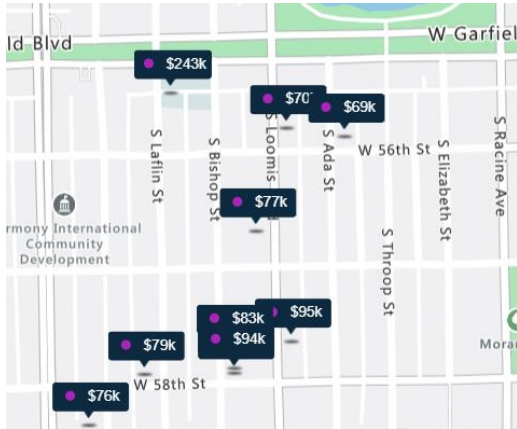
3BR – 1BA – 804SF

Acquisition price is	265,000
Construction is	24,200
Total cost	289,000
Gross annual rent is	15,516 (Only one unit is rented)
Cap Rate	3.6%

Click Link below for a HouseCanary Property Explorer Report :

<https://pexp.housecanary.com/shared-report/5751-s-bishop-st/chicago/IL/60636/ex46odMLN7J38>

Click Link below for an RealtyTrac Asset Report



<https://www.realtytrac.com/homes/il/chicago/60636/5749-s-bishop-st-14896437/?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/5751-S-BISHOP-ST--1,-CHICAGO-IL-60636/gX0pK3t7chJtKc4pT73svA==/rk2nkdxj1BbltWZVDBXbSVjrkuZnQ2kr>

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



REGP Construction - Acquisition Estimate	Derek Light
5751 S Bishop Chicago Scope - 2 flat	

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	\$10,000.00	\$0.00		
Demolition	Exterior Demolition	each	0	\$2,000.00	\$0.00		
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	\$20,000.00	\$0.00	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	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	1	\$5,000.00	\$5,000.00	Minor repairs to porch roof, minor tuckpointing and parapet repair	
Total						\$5,000.00	
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	\$15,000.00	\$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	\$18,000.00	\$0.00	repair/replace	
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	0	\$3,000.00	\$0.00	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						\$0.00	
Electric							
Electric Rough	Electrical Repair/Replace	each	0	\$20,000.00	\$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	1	\$2,500.00	\$2,500.00	repair/replace as needed.	
Siding	Vinyl Siding	each	0	\$7,500.00	\$0.00	New siding	
Siding	Vinyl Shutters	each	0	\$115.00	\$0.00	per pair	
Deck	Deck construction	each	0	\$5,000.00	\$0.00	Front Porch	
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						\$2,500.00	
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	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						\$9,000.00	
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	\$3,500.00	\$0.00	PER ROOM or AREA or \$3.75 per sq. ft.	
Laminate	Install Laminate floor	per area	0	\$7,500.00	\$0.00	unit 1 needs all new flooring, unit 2 will have some but mostly hardwood.	
LVP	Install LVP flooring	per area	1	\$5,000.00	\$5,000.00	Repair/replace as needed	
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						\$5,000.00	
Punch-out & Cleaning							
Punch-out	Punch-out Labor	each	1	\$500.00	\$500.00	pest removal	
Cleaning	Pressure Wash Entire Property	each	0	\$650.00	\$0.00	prep of listing	
Cleaning	Whole House Clean	each	0	\$500.00	\$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						\$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	
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	\$22,000.00	\$0.00
Contingency at 10%						\$2,200.00	
Total Rehab with Contingency						\$24,200.00	