

**4354 E FREMONT ST
Phoenix, AZ 85042**



This design is an open-floor, 2,240-square-foot, Three-Master-Bedroom, Three-Bathroom, Two-Car Garage Home in a Prime South Phoenix Location. It will be constructed with affordable, sustainable energy in mind from one of the safest Framing Structures In The Housing Industry.

Exclusively Presented By:

Charles Gibbs

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STEEL FRAMED AZ
SHIPPING
CONTAINER HOMES

BUYER MARKETING SHEET (FLIP)

4354 E FREMONT

Property Address: **4354 E FREMONT ST**
 Property City, State, ZIP: **Phoenix, AZ 85042**
 Bedrooms: **3** Baths: **3** Sq.Feet: **2240** Built: **2024**
Notes: Single Family Home - 4354 E FREMONT ST PHOENIX 85042

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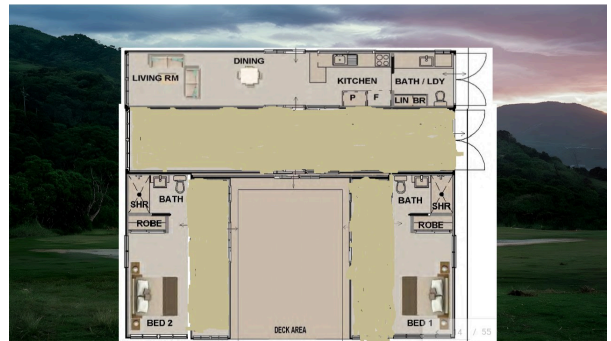
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Project Description: This design is an open-floor, 2,240-square-foot, Three-Master-Bedroom, Three-Bathroom, Two-Car Garage Home in a Prime South Phoenix Location. It will be constructed with affordable, sustainable energy in mind from one of the safest Framing Structures.

Additional Notes:

PURCHASE/CONSTRUCTION ASSUMPTIONS			PROJECTED RESULTS	
As-Built Value (ABV)	535,733	% of ABV	Projected Resale Price	535,733
Purchase Price (Offer Price)	190,000	35.47%	Total Project Cost Basis	411,149
Construction Costs	175,000	32.67%	Flip Profit (after Lender Split)	87,209
Total Closing and Holding Costs	1,500	0.28%	ROI	Infinite
Total Financing Costs	12,505	2.33%	Annualized ROI	Infinite
Projected Cost of Sale	32,144	6.00%	<u>Timeline Assumptions</u>	
Total Project Cost Basis	411,149	76.75%	Time to Complete Construction	3 Months
Total Amount Financed	379,005		Time to Complete Sale	3 Months
Total Cash Committed	0		Total Time	6 Months



Comparable Sales Report

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 Bedrooms: **3** Baths: **3** Sq.Feet: **2240** Built: **2024**
 Notes: New build 3br 3bth room with a 2 car garage!

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<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1.									
Average						0	0		

Additional Pictures

