

# Condo Conversion

**1728 N. Capitol St NW  
Washington, DC 20017**



**Condo conversion In DC. This property has the potential for 3 Condos.**

**Exclusively Presented By:**

**Kevin Hoggard**

**AVH INC.**

**Brandywine**

**2404629040**

**[info@dmvrealestateservices.com](mailto:info@dmvrealestateservices.com)**

# MARKETING SHEET (FLIP EXIT)

Property Address: <b>1728 N. Capitol St NW</b> Property City, State, ZIP: <b>Washington, DC 20017</b> Bedrooms: 4 Baths: 2.5 Sq. Feet: 2262 Built: 1895 Notes:	<b>Presented by:</b> <b>Kevin Hoggard</b> AVH INC. 2404629040 info@dmvrealestateservices.com	

**Project Description:**

**Additional Notes:**

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>			<b><u>PROJECTED RESULTS</u></b>	
After-Repair Value (ARV)	1,300,000.00	% of ARV	Projected Resale Price	1,300,000.00
Purchase Price (Offer Price)	<b>670,000.00</b>	<b>51.54%</b>	Projected Cost of Sale	39,000.00
Rehab Costs	150,000.00	11.54%	<b>Flip Profit</b>	<b>420,000.00</b>
Total Closing and Holding Costs	21,000.00	1.62%	ROI	49.94%
Total Financing Costs	0.00	0.00%	Annualized ROI	99.88%
<b>Total Project Cost Basis</b>	<b>841,000.00</b>	<b>64.69%</b>	<u>Timeline Assumptions</u>	
Total Amount Financed	0.00		Time to Complete Rehab	3 Months
Total Cash Committed	841,000.00		Time to Complete Sale	3 Months
			Total Time	6 Months

## CASH FLOW SUMMARY (FLIP EXIT)

**1728 N. Capitol St NW  
Washington, DC 20017**

**Kevin Hoggard  
AVH INC.  
2404629040**

Month	0	1	2	3	4	5	6	7	8
Purchase	(670,000)								
Purchase Closing Costs	(15,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)		
Rehab Draws/Expenses	(150,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(835,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)		
Cumulative Cost Basis	(835,000)	(836,000)	(837,000)	(838,000)	(839,000)	(840,000)	(841,000)		
Sale Price							1,300,000		
Selling Costs							(39,000)		
Flip Profit to Investor (Pre-Tax)							420,000		
Total Cash Committed							841,000		
Return on Cash Investment (annualized)							99.88%		

# COMPARABLE SALES REPORT

Property Address:	<b>1728 N. Capitol St NW</b>	Presented by:
Property City, State, ZIP:	<b>Washington, DC 20017</b>	Kevin Hoggard
Bedrooms: 4 Baths: 2.5 Sq. Feet: 2262 Built: 1895		AVH INC.
Notes:	Comps reflect Sales in 20002 zip code	2404629040
		info@dmvrealstateservices.com

<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Sales Price</u>	<u>\$/Sq.</u>	<u>Dist</u>	<u>Notes</u>
1. 52 Quincy PI NW #201	2	1	1,034	24-Jun-2015	450,000			condo
2. 52 Quincy PI NW #204	2	1	753	25-Mar-	430,000			condo
3. 1316 S St NW #A	2	1	1,304	03-Apr-	590,000			condo
4. 12 S ST NE #3	2	2	992	30-Jan-2015	445,000			condo
5. 33 S St Nw	4	3	1,594	10-Sep-	965,000			(SFH) Subject Property is 700+ sq ft larger
6. 23 S ST NW	4	3.5	1,548	26-Aug-	1,067,000			(SFH) Subject Property is 700+ sq ft larger
<b>Average</b>					<b>0</b>	<b>0</b>		

# Additional Pictures

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