

Put On the Finishing Touches and Profit!

Investor Needs to Sell Fast!



ARV:	\$ 135,000
PRICE:	\$ 71,000
REPAIRS:	\$ 8,000
TOTAL COST	\$ 79,000 (58%)
PROFIT:	\$ 56,000
CASH FLOW:	\$ 450+/ Mo

ADDRESS: 9202 S. Avalon, Chicago, IL 60619 (Avalon Park)

Brick SFH

2BR / 1BA (3rd BR in bsmt)

Hardwood floors in Living Room

Full basement w/ 3rd BR

2 car garage

Partial basement / Crawl space

Good area - nice starter home or rental. Already approved for Section 8.

Property appraised for \$149,000 in Aug, '08 - Before 3rd BR was added

This property has been rehabbed by an investor, but just needs a few items finished.

Right Things Right:

- Updated Kitchen w/ ceramic tile
- Updated & bath w/ ceramic tile
- Freshly painted
- New roof
- New sod
- Security screen doors front & back

Work needed to finish:

- Bedroom closets missing doors
- Stain on ceiling of 2nd Bedroom
- Needs kitchen appliances
- Mold in basement laundry tub
- Check soffit & fascia on house
- Repair wood rot on garage

See next 2 pages for more pictures



Home Solutions Chicago
Foreclosure Prevention & Home Solutions

Contact Kevin at 773-844-9143 to view property
or email at Info@HomeSolutionsChicago.com

9202 S. Avalon, Chicago



Kitchen



Bathroom



Living Room



Living Room



New Front Door



Furnace & Hot Water Heater in good condition

9202 S. Avalon, Chicago



Garage



Back Yard & Patio

***** Work Needed to Finish *****



3rd BR in basement
(This is now completed)



Mold in basement tub



Wood rot on garage



Check fascia on house

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SOLD COMPS:

Closed Single Family Sales Comps				
Address	Sales price	Closed	Sq Ft	\$ / Sq Ft
9338 S Cregier Ave	\$190,000	5/08/08	1485	\$127.95
9344 S University Ave	\$148,500	4/07/08	969	\$153.25
506 E 89th St	\$145,000	2/25/08	1000	\$145.00

ACTIVE LISTINGS:

Bank-owned properties in the area needing significant rehab are being listed for \$60 - \$100K.

Single Family Active Listings		
Address	List price	Notes
8144 S Cornell	130,000	Short sale price
8122 S Cornell	132,900	No 3 rd BR
8636 S Dante Ave	142,000	No 3 rd BR
1750 E 84 th St	165,000	Public guardian sale
8018 S Blackstone Ave	169,900	Closest model to subject