

Avalon PEG, LLC

The Bellflower Project

ADDRESS: 13822 Faust Street
Bellflower, CA 90706

PURCHASE PRICE: \$870,000.00

TYPE: Single Family Res
SQUARE FT: 3,072 - **BED/BATH:** 4Bed 3.5 Bath
SITE: 8,718 - **BUILT:** 1967

PROJECT STRATEGY

Comprehensive full gut renovation of existing structure, modernizing all systems and finishes to achieve class-A comparable status in a high demand sub-market. Focus on open-concept layout and energy efficiency.

KEY FINANCIAL METRICS

ARV (After Repaired Value):

\$1,500,000

Acquisition Cost:

\$870,000

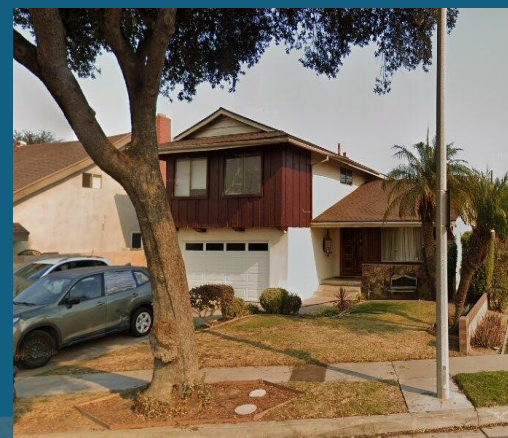
Estimated Renovation Budget:

\$57,962

Total Hard & Soft Costs:

\$1,185,000

**YOUR ESTIMATED
PROFIT
\$315,000**



RECENT COMPARABLE SALES: (SOLD COMPS)

Property	Bed / Bath	Square Feet	Site	Year Blt	Distance	Sold Price	Date of Sale
9224 Rosser Street, Bellflower, CA 90706	4 / 3.5	3,864 sq ft	16,117	1973	.25 Miles SE	\$1,425,000.0	07/23/2025
10121 Washington St, Bellflower, CA 90706	4 / 2.5	2,377 sq ft	5,000	2017	.25 Miles E	\$1,285,000.0	01/08/2026
10343 Mapledale Stree, Bellflower, CA 90706	3 / 3.5	2,498 sq ft	4,800	2024	.25 Miles E	\$1,325,000.0	04/23/2025
9929 Park Street, Bellflower, CA 90706	3 / 3.5	2,703 sq ft	8,517	1965	.50 Miles S	\$1,325,000.0	03/25/2026

PROFORMA FINANCIALS:

ACQUISITION COSTS

Purchase Price	\$ 870,000.00
Finance Costs	\$ 1,007,038.00
Renovation Budget	\$ 57,962.00
Total Acquisition Costs	\$1,065,000.00

REHABILITATION COSTS

Materials	\$ 32,462.00
Labor	\$ 22,000.00
Insurance	\$ 3,500.00
Total Rehab	\$ 57,962.00

MARKET VALUE:

MARKET VALUE:	\$1,500,000.00
Total Hard Cost	\$ (1,007,038.00)
Rehab Costs	\$ (57,962.00)
Re-Closing Costs	\$ (120,000.00)
Total Project Costs	\$(1,185,000.00)

Cost to Engage: Initial Fee \$250 - EMD Lease \$250 - Appraisal Fee if Req \$500 (TOTAL - \$1,000)

Estimated Net Profit \$ 315,000.00