**ARV: +500k**

**Rehab Estimate: Approx 40k**

**Rehab Scope:**

Roof (seller was quoted 10k-12k)

Interior Paint touch ups

LVP Flooring

Kitchen Countertops & cabinets

Kitchen sink & appliances

Both bathroom vanities

Frame out closet in bonus room to convert into real bedroom

Exterior Pressure washing

Misc. fixtures