

ROI, Cashflow, and Flip Snapshot

Property: 138 W 32nd St, Jacksonville, FL 32206 (confirmed 3-plex)

As of February 12, 2026. Numbers are estimates based on inputs provided; verify taxes, insurance, and rent with local professionals.

Inputs Used

Purchase price	\$119,000
Buyer closing costs (assumed)	3% of purchase (\$3,570)
Rehab budget	\$60,000
ARV (base / range / worst case)	\$240,000 / \$230,000–\$245,000 / \$225,000
Projected rent	\$950 per unit x 3 = \$2,850 per month gross
Selling costs (flip)	6% of sale price

Flip Analysis

All-in basis (purchase + buyer costs + rehab): $\$119,000 + \$3,570 + \$60,000 = \$182,570$

Net sale proceeds (after 6% selling costs) at \$240,000 ARV: $\$240,000 \times 0.94 = \$225,600$

Estimated profit: $\$225,600 - \$182,570 = \$43,030$

ROI on total basis: $\$43,030 / \$182,570 = 23.6\%$

ARV	Net after 6% selling costs	Profit (excl. holding)	ROI on basis
\$225,000	\$211,500	\$28,930	15.9%
\$230,000	\$216,200	\$33,630	18.4%
\$240,000	\$225,600	\$43,030	23.6%
\$245,000	\$230,300	\$47,730	26.2%

Holding costs note: carrying costs (utilities, taxes, insurance, lawn, etc.) and financing (points/interest) can materially reduce profit; add your actual terms to refine the flip number.

Rental Cashflow (3-plex)

Gross scheduled rent: \$2,850/mo (\$34,200/yr)

Vacancy/credit loss: 5% (\$1,710/yr)

Effective gross income (EGI): \$32,490/yr (\$2,707.50/mo)

Operating item (placeholders)	Annual	Monthly
Management (10% of EGI)	\$3,249	\$271
Repairs reserve (8% of EGI)	\$2,599	\$217
CapEx reserve (5% of EGI)	\$1,625	\$135
Property taxes (assumed)	\$2,800	\$233

Operating item (placeholders)	Annual	Monthly
Insurance (assumed)	\$4,500	\$375
Water/sewer/trash (assumed)	\$1,800	\$150
Misc/admin	\$300	\$25
Total operating expenses	\$16,873	\$1,406
NOI (EGI - OpEx)	\$15,617	\$1,301

Unlevered cap rate on total basis: $\$15,617 / \$182,570 = 8.6\%$

Unlevered cap rate on ARV: $\$15,617 / \$240,000 = 6.5\%$

Note: If tenants pay their own utilities (or insurance/taxes come in lower), NOI improves. If landlord pays more utilities or insurance is higher, NOI drops.

Refinance / BRRRR Snapshot (Illustrative)

Scenario	Loan	Rate	P&I/mo	NOI - P&I	DSCR
75% LTV on \$240k ARV	\$180,000	7.5%	\$1,259	~\$40	~1.03
70% LTV on \$240k ARV	\$168,000	7.5%	\$1,175	~\$126	~1.11

Interpretation: this looks stronger as a flip or as a lower-leverage rental unless rents are higher and/or insurance/utilities are lower.