



Pinnacle Group International, LLC
Real Estate Investment & Rehab Specialist

M/MBE Certified

Commercial / Residential

Licensed Bonded Insured

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Project Introduction and Overview

Renovation: 1 Bedroom 1 Bath /1 Bedroom 1 Bath Efficiency Duplex Home in need of extensive repair.



SCOPE OF WORK FOR PROJECT:

255 Thompson Ave.,
Louisville, KY 46206

Duplex - 1 BR /1 BA - 1 BR/1 BA Efficiency

PP:\$60,000.00 /RC:\$111,400.00/ ARV: \$279,000.00

255 Thompson Ave., Louisville, KY- Scope of Work Costs (Purchase Price=\$60,000.00/ Rehab Costs=\$111,400.00/ ARV=\$279,000.00)

Job

	Material Cost	Labor Cost	Total cost
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Demo:

Dumpster Rentals, Trashbags, gloves, cleaners	\$ 1,400.00		\$ -
Necessary Permis	\$ 1,500.00		\$ 1,400.00
Demo Damaged Siding, Demo all windows and doors			\$ 1,500.00
Demo Roof		\$ 600.00	\$ 600.00
Remove old gutters and downspouts		\$ 1,200.00	\$ 1,200.00
Demo rotted Deck Boards		\$ 300.00	\$ 300.00
Trim All Vegetation and yard		\$ 200.00	\$ 200.00
clear debris in yard		\$ 200.00	\$ 200.00

Interior Demo:

Demo Baths		\$ 300.00	\$ 300.00
Demo Kitchen		\$ 200.00	\$ 200.00
Demo all Plaster/ Drywall		\$ 800.00	\$ 800.00
Demo all flooring		\$ 200.00	\$ 200.00
Demo old Plumbing		\$ 300.00	\$ 300.00
Total for Demo:	\$ 2,900.00	\$ 4,600.00	\$ 7,500.00

Exterior:

Roof/Gutters/Windows/Siding/Landscaping:

Install New Roof	\$ 8,000.00	\$ 6,000.00	\$ 14,000.00
Install new gutters and downspouts	\$ 1,500.00	\$ 3,000.00	\$ 4,500.00
Replace all windows and doors, repair siding, add shutters	\$ 3,000.00	\$ 3,000.00	\$ 6,000.00
Replace deck boards	\$ 500.00	\$ 300.00	\$ 800.00
Paint Exterior	\$ 800.00	\$ 2,800.00	\$ 3,600.00
Pressure Wash and Clean Exterior	\$ 200.00	\$ 400.00	\$ 600.00
Landscaping	\$ 1,000.00	\$ 500.00	\$ 1,500.00
Exterior Lighting	\$ 800.00	\$ 500.00	\$ 1,300.00
Total for Roof, Gutters, Windows and Siding, Landscaping	\$ 15,800.00	\$ 16,500.00	\$ 32,300.00

Total for Exterior and Demo:

	\$ 18,700.00	\$ 21,100.00	\$ 39,800.00
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Interior:

New Drywall	\$	2,000.00	\$	5,000.00	\$	7,000.00
Paint Interior	\$	2,000.00	\$	2,000.00	\$	4,000.00
New laminate Flooring	\$	2,500.00	\$	2,500.00	\$	5,000.00
New Tile in baths and kitchens	\$	1,500.00	\$	1,500.00	\$	3,000.00
New Carpet in bedrooms	\$	2,000.00	\$	800.00	\$	2,800.00
Reconfigure Kitchens: New cabs, Appliances, counters, hardware, faucets	\$	8,000.00	\$	2,000.00	\$	10,000.00
New Bath Toilets, tubs, showers, sinks, fixtures, faucets	\$	3,000.00	\$	3,000.00	\$	6,000.00
New Interior doors, locks	\$	1,500.00	\$	1,000.00	\$	2,500.00
New closet rods, shelves	\$	400.00	\$	300.00	\$	700.00
Total for Interior:	\$	22,900.00	\$	18,100.00	\$	41,000.00

Plumbing:

Some New Plumbing and pipe repair, move kitchen plumbing	\$	3,500.00	\$	2,400.00	\$	5,900.00
Replacing drains and stop valves	\$	300.00	\$	1,000.00	\$	1,300.00
Water Heaters - 50 gal	\$	1,000.00	\$	1,000.00	\$	2,000.00
Total for Plumbing:	\$	4,800.00	\$	4,400.00	\$	9,200.00

HVAC:

New HVACs	\$	8,400.00	\$	4,000.00	\$	12,400.00
Repair Ducts throughout	\$	1,000.00	\$	1,500.00	\$	2,500.00
Total for HVAC:	\$	9,400.00	\$	5,500.00	\$	14,900.00

Electrical:

All light fixtures, ceiling fans, plugs, GFIs covers, switches, dimmers	\$	1,500.00	\$	2,000.00	\$	3,500.00
update panel and add'l electrical	\$	1,000.00	\$	2,000.00	\$	3,000.00
Total for Electrical:	\$	2,500.00	\$	4,000.00	\$	6,500.00

Total for Interior:

Grand Total	\$	39,600.00	\$	32,000.00	\$	71,600.00
	\$	58,300.00	\$	53,100.00	\$	111,400.00