







REHAB PROJECTS

		Date Purchased	Purchase Price	Investment	Date Listed	Sold Price/Date
	1121 Wilson Ct. MI 49441	10/25/2023	\$130,000	\$50,000	Will list in March 2024	Projected March 2024 Listing @ \$315,000
	5159 MELMAX ST MI	1/21/2023	\$150,000	\$37,500	11/29/2023 See scope of work for more details.	1/12/2024 @ \$298,000
	533 E FORREST AVE MI	9/18/2020	\$56,900	\$30,000	5/9/2021	6/24/2021 @ \$139,900
	1001 DYKSTRA RD MI (2 HOUSES)	8/1/2019	\$77,500	\$130,000	8/11/2021	11/2/2021 @ \$320,000
	735 WENDOVER BLVD MI	11/10/2017	\$67,500	\$55,000	2/14/2019	5/8/2019 @ \$199,900

REHAB PROJECTS

		Profit	Before/After Photos	
	1121 WILSON CT. MI 49441	Projected Profit \$99,000	Before/During Photo Link	See next page for rehab details
	5159 MELMAX ST MI	\$110,500	Before/After Photo Link	See next page for rehab details
	533 E FORREST AVE MI	\$53,000	Before/After Photo Link	See next page for rehab details
	1001 DYKSTRA RD MI (2 HOUSES)	\$112,500	Before/After Photo Link	See next page for rehab details
	735 WENDOVER BLVD MI	\$77,400	Before/After Photo Link	See next page for rehab details

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Scope of Work



1121 WILSON
CT. MI 49441

Removed non load bearing walls, added new flooring, windows, vanities, toilets, bathtub/shower, light fixtures, hardware for doors, cabinets and sinks/tub/shower, new carpet installation on 2nd level, new LVP on main and basement levels. Finished 550 sq ft basement, changed kitchen layout and added new Island. Power washed home and shed, added new t1 11 to shed and painted. Replaced damaged siding to back of house. New windows, and minor roof repair. New appliances for kitchen and added 2nd level laundry built into full bathroom with new Wash/Dry Combo appliance. Removed bushes and trees in front and back yard, landscape work. Most work done by us except for licensed work.



5159 MELMAX
ST MI

Full cosmetic update with new flooring, paint, new cabinets and counters, new vanity, finished basement, new sinks, faucets, doors, toilets, fixtures and appliances. Repaired multiple walls, added an upflush system and bathroom to basement, minor roof repairs, some other plumbing and deck repairs. Landscaping and powerwashing. We did most labor except for minor amount of licensed work. Home value was \$150K at the time of renovation. There was a \$20K loan on the home by the other owner. Became a shared owner of the property with the owner and covered all of the renovation costs, which were reimbursed in draws. We started this project in January of 2023 and had it completed in September 2023. We had a purchase agreement on it before putting it on the market, however, it fell through due to the buyers home sale falling through. We put the home out on Zillow and Social Media in November. The 7 months we worked on this home was part time weekends and evenings.



533 E FORREST
AVE MI

Cosmetic updates throughout with new flooring, paint, finished basement, refinished stairway, new faucets, fixtures, appliances, landscaping and new fence. We did most Labor ourselves and hired for any licensed work.



1001 DYKSTRA
RD MI
(2 HOUSES)

Home project began at the tail end of December 2019, but went on hold starting in early March of 2020 due to Covid (could not get the contractors and inspectors). We restarted the renovations in August of 2020. In total, we renovated on the homes for about 13 months. Property came with 2 houses, a main home that we converted from a 3 bed 1 bath, into a 3 bed 3 bath with main floor laundry on both the 2nd floor and main level. We added about 650 sq feet of livable footage after building an addition and finishing the enclosed front porch with ductwork for heating and cooling. The main home had a full unfinished basement that we restored and changed access to from outside. Complete renovation down to the studs for both houses. Added an 18x25 addition (Owner Suite), new windows, drywall, ceilings, roof, siding, HVAC including all new ductwork, AC and Heat, flooring, paint, new cabinets and butcher block counters, new vanities, cleaned and updated basement, new sinks, wall tile, faucets, fixtures and appliances. Landscaping. We did most Labor ourselves and hired contractors for licensed work.



735 WENDOVER
BLVD MI

Full cosmetic update with new flooring, paint, windows, new cabinets and quartz counters, added kitchen island, new vanities, finished basement, new sinks, wall tile, faucets, fixtures and appliances. Landscaping, painted exterior of home, added new fence, repaired and restored deck and did pool restoration. We did most labor ourselves and hired contractors for specialty licensed work.