

The Wholesalers **Toolbox**

Super Quick Rehab Estimate

(Pick the level that best reflects the repairs needed)

Level 1 – (Lite Rehab) Also known as **wholetailing** or making **rent ready**.

Level one is for a house that needs only cleaning, minor touch ups and a quick coat of paint to make it more marketable.

(\$4.00 per sq. ft.) Square Footage of house _____ X 4 = \$ _____ (rehab cost)

Level 2 – (Standard Rehab) Level two would include painting throughout, replacing the carpet / flooring, updating fixtures, lite plumbing, electrical, cleaning up the landscaping and general repairs to the house.

(\$15.00 per sq. ft.) Square Footage of house _____ X 15= \$ _____ (rehab cost)

Level 3 – (Full Rehab) Level three would include everything in level two and complete renovation of the kitchen and bathroom(s) basically a top to bottom rehab of the entire house.

(\$25.00 per sq. ft.) Square Footage of house _____ X 25= \$ _____ (rehab cost)

(Add any additional high-ticket items)

Roofing – (\$5.00 per sq. ft.) Square Footage of house _____ X 5= \$ _____ (cost)

Driveway – (\$8.00 per sq. ft.) Area with _____ X _____ length = Area _____ X 8=\$ _____

(cost) **HVAC** - (furnace and a/c unit) \$2000 individually / \$4000 if both are needed \$ _____

(cost) **Plumbing** – Replace water heater \$500, add \$2000 for new pex, \$4500 for new copper \$ _____

(cost) **Electrical** – Upgrade electrical to 100 amps \$1,500, add \$1,500 to replace missing wiring \$ _____

(cost) **Septic Tank** – Replace broken septic tank \$5,000, replace septic system \$10,000 \$ _____

(cost) **Sewer Line** – Replace broken sewer line to main city sewer \$5,000 (average) \$ _____

(cost)

Mold Removal - \$500 per room (If throughout the property get estimate) \$ _____ (cost)

Foundation Repair – This can be quite costly, use \$5000 minimum for repairs \$ _____ (cost)

Siding (new) - (\$3.00 per sq. ft.) Square footage of house _____ X 3= \$ _____ (cost)

Windows – Install new vinyl replacement windows \$325 each. Quantity _____ X 350= \$ _____

(cost)

Level Price \$ _____ + Additional Repairs _____ = Total Rehab Costs \$ _____

Important! This sheet is to quickly calculate a rehab cost estimate for someone new to wholesaling.

Rehab costs can vary greatly depending on the investor's goals, neighborhoods, and by the contractors used to perform the work. Please only use this form to calculate a rough estimate so you can calculate your maximum allowable offer.

* Do not use it to come up with a firm renovation quote on the property*