

Single Family Flip

6341 Seascope Dr. San Diego, CA 92139



**CLICK PICTURE video*

Investment Summary

Pre-renovation Value	\$ 380,000
Renovation + Management Costs	\$ 35,000
LJPC Marketing Costs	\$ 5,000

Investment Results

Renovation Turnaround	< 60 Days
SOLD Price	\$ 517,000
Value Creation	\$ 135,000

Project Timeline Highlights

60 Days

Property 100% Complete with Renovations

30 Days

Property value increase by \$140k

<90 Days

Property Fully Optimized and Pending Sale

Property Summary

LJPC acting as an advisor and project manager, took on this project with the goal of optimizing home value before going out to market. Current "As is" home value without renovations reflected a \$380,000 comparable price. The key to success was to not over renovate the property for the area and to ensure that every dollar that was put into property created at least \$3+ in value. With LJPC's vast experience in SFR affordable renovations, design scheme, weekly project management and tight budgeting, we were able to perform a \$35,000 renovation and add \$135,000+ in value.