

SFR | Fix and Flip

1514 Ionian St San Diego, CA 92154



Investment Summary

Purchase Price: \$ 500,000
CapX: \$ 100,000
Total Costs: \$ 600,000

Investment Results

SOLD Price: \$ 789,000
Gross Profits \$ 189,000
Turnaround Time: 4 Months

Project Timeline Highlights

< 30 Days
Purchased

< 60 Days
Property 100%
Complete with
Renovations

<30 Days
Time on Market

4 Months
From purchase to
Sale

Property Summary

LJPC purchased this Single Family Residence off market from a motivated seller who was facing a foreclosure. The property needed a complete overhaul including extensive interior and exterior renovations. LJPC was able to finish renovations in 2-3 months and put on market for less than 2 weeks to secure an end buyer. Total turnaround was approximately 4 months grossing \$189,000 dollars of profit.