

Totals Under 75¢ on the Dollar

704 S. Trinity St. Decatur, TX – 1,348 Sq.Ft. Double City Lot
\$118,000 Or Highest Offer– Includes Assignment Fee



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Email:

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\$5,000 Non-Refundable Deposit

Buyer is responsible for doing his or her own due diligence before purchasing this or any other wholesale properties from AML Homes, LLC. We do not claim to be the owner of the properties we market for sale. If we are not the owners, then we have an equitable interest in the property and are only selling our interest per assignment. AML Homes, LLC is a real estate investment company and does not claim to be licensed real estate agents or brokers.

- Off- Market - 3 Beds, 2 Baths, 1,348SqFt, Built 1928,
- .288 acre (TWO city lots, can divide and build.)

- ARV: \$177,218- at \$131.47 Sqft.
- City Lot + \$35,000 +/-
- Repairs: \$40,000 – Buyer to do their own due diligence
- Purchase Price: \$118,000 – Includes Assignment Fee
- Area Sold Comps
 - MLS# - 14421535 - \$126.63/Sq.Ft.
 - MLS# - 14426492 - \$136.31/Sq.Ft.
 - Tax Appraisal – \$68,800
- TWO City Lots, City said it can be split and built on second lot
- Nice Established neighborhood
- Split Level house with Composition roof
- Rehab already started
- Brand new electrical throughout
- Brand new Plumbing throughout
- Brand new Windows throughout
- Brand new HVAC
- Needs full Kitchen, Drywall finish, flooring throughout, both bathrooms finished, Etc. Rehab estimate attached

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704 S Trinity St. Decatur TX		
Outside	Discription	Cost
	Material	\$ 500.00
	Labor	\$ 1,000.00
	Exterior Paint	\$ 500.00
	Exterior Paint Labor	\$ 800.00
	Roof	\$ 7,000.00
Outside Total		\$ 9,800.00
Inside	Porch	\$ 300.00
	Attic Insulation	\$ 2,500.00
	Drywall Materials	\$ 600.00
	Drywall Labor	\$ 1,500.00
	Trim Materials	\$ 600.00
	Trim Labor	\$ 1,000.00
	Cabinets	\$ 3,500.00
	Cabinets Install	\$ 500.00
	Electrician Install	\$ 800.00
	Electrical Fixtures	\$ 1,200.00
	Plumber Install	\$ 800.00
	Plumbing Fixtures	\$ 2,000.00
	Counter Tops	\$ 2,000.00
	Refinish Existing Wood Floors	\$ 800.00
	New Flooring and Install	\$ 3,850.00
	Tile	\$ 600.00
	Tile Install	\$ 1,500.00
	Interior Paint (grey with white trim)	\$ 2,500.00
	Appliances	
	Inside Total	\$ 26,550.00
	Grand Total	\$ 36,350.00