

DKC Development Fix and Flip Buy Box

Our target is to purchase 3-5 single-family and manufactured mobile home properties per month in Pasco and Polk County with a minimum 25% net return (see formula below) or All In Cost needs to be 65% of ARV.

SFR Criteria:

- Value Add, Distressed
- Purchase Price under \$300,000.
- Block/Slab Structure
- No HOA's or 55+ communities.
- No Pool
- Polk / Pasco County

Manufactured/Mobile Criteria:

- Post-1976 build date.
- Must be retired to land.
- Not in mobile home park.

ROI Formula/Example:

$$\begin{aligned} &\text{Purchase Price} \\ &+ \text{Rehab Costs} \\ &= \text{All In Cost} \end{aligned}$$

$$\begin{aligned} &\text{After Repair Value (ARV)} \\ &\times .94 \text{ (After Transactional Costs)} \\ &= \text{Net ARV} \end{aligned}$$

$$\begin{aligned} &\text{All In Cost} \\ &/ \text{Net ARV} \\ &= \text{Profit} \end{aligned}$$

$$\text{Profit/All In Cost} = \% \text{ Net Return (Min 25\%)}$$

$$\text{Purchase Price + Rehab Costs} = 65\% \text{ of ARV}$$