



## High profit flip! 3362 Chantarene Drive, Pensacola, FL

### Property Information

Asking Price	<b>\$320,000</b>	County	<b>Escambia County</b>
Property type	<b>Single family</b>	Subdivision	<b>CHANTARENE</b>
Garage	<b>Attached</b>	Construction	<b>w</b>
Total bedrooms	<b>w</b>	Roof	<b>w</b>
Total bathrooms	<b>w</b>	Water source	<b>City</b>
Building size	<b>w</b>	Water disposal	<b>Sewer</b>
Lot size	<b>acres</b>	Heating	<b>w</b>
Year built	<b>w</b>	Cooling	<b>w</b>

### Property Description

Incredible Investment Opportunity!!! \$30k rehab and \$430k after repair value! Make \$80k on this awesome flip! 2-Story Brick Home in Lovely neighborhood Near Pensacola Country Club Golf Course! Over 3,500 sqft of living space with 3 spacious bedrooms and 3 full bathrooms. Formal dining room with built-in cabinetry. Galley style Kitchen. Downstairs Master Bedroom Suite with a huge walk-in closet. Additional upstairs family room! Plus Deeded access waterfront with paved entertainment area. Sold Comps: 3334 Chantarene Dr. Sold \$425K & 3342 Chantarene Dr. Sold \$429K.





## Property Financial Summary

Asking price	<b>\$320,000</b>	Type	
Estimated rehab	<b>\$30,000</b>	After repair value	<b>\$430,000</b>
Total investment	<b>\$350,000</b>	Potential profit	<b>\$80,000</b>
Gross income (annually)	<b>\$36,000</b>	Gross income (monthly)	<b>\$3,000</b>
Operating expenses (annually)	<b>\$0</b>	Operating expenses (monthly)	<b>\$0</b>
Net income (annually)	<b>\$36,000</b>	Net income (monthly)	<b>\$3,000</b>
Gross return	<b>10.29%</b>	Net return	<b>10.29%</b>

