

3712 BUCKINGHAM RD, 90016



PROJECTED REPAIRS

- PAINT THROUGHOUT
- ROOF
- PLUMBING
- ELECTRICAL
- LANDSCAPING, FRONT & REAR
- *ADDITION OF BACK PORCH ABOUT 200-250SF
- DOORS & WINDOWS
- REFURBISH FLOORS
- EXTERIOR STUCCO
- GARAGE REPAIRS

****GREAT OPPORTUNITY!!****
Deal of the Month, for \$294,000

You can turn this 3bed 1 ½ bath 1,577 sf home into a 1800 3 bed 2 bath beauty with just over the counter permits. You will need to make additions to the back porch for the extra square footage. This is a medium to high quality rehab to get the best price. Call for more details.

Drive by today!! You have 24 hours to make decision.

Projected Profit: \$75,000 to \$120,000

COMPLETED PROJECTS



Before



After

After: 3775 Somerset Dr- 3bed 2 bath 1,811sf
for \$580,000, DOM: 1 day
Before: 2beds 2 baths 1,480 sf
Difference: \$285,000



Before



After

After: 3682 Wellington Rd - 3 bed 2 bath 1,801 sf
for \$530,000 DOM: 12 days
Before: 3 beds 2 baths 1,510 sf
Difference: \$283,000

In progress Wellington – 2bed 1 bath 1,386 sf, Purchase Price \$283,000, Projected sells price: \$525,000's

*over the counter addition renderings are available for an additional cost, call for more details

Call, text or email for more details:
Essence Stamps– 323.646.2038 or Janina Sinclair 323.828.3286
ejinvestors1@gmail.com