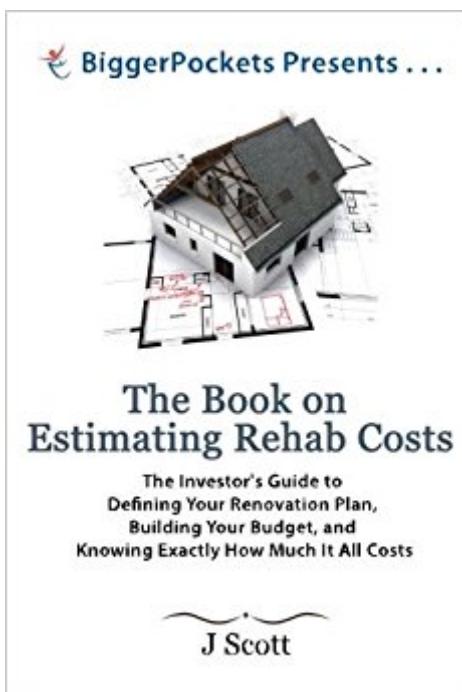


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The Book On Estimating Rehab Costs: The Investor's Guide To Defining Your Renovation Plan, Building Your Budget, And Knowing Exactly How Much It All Costs (BiggerPockets Presents...)



Synopsis

Are you a real estate investor still trying to figure out the complex process of creating a renovation plan and estimating rehab costs for your projects? The Book on Estimating Rehab Costs is written by active real estate fix-and-flipper J Scott, author of the popular real estate website 123Flip.com, and is published by BiggerPockets Publishing, the publishing arm of the premier real estate investing website BiggerPockets.com. This 200+ page book provides a step-by-step methodology for learning how to create a Scope of Work (SOW) and how to estimate rehab costs on your renovation projects. Whether you're a rehabber, a wholesaler or a landlord, this book will teach you the process of evaluating the scope of a rehab project and estimating the cost of completing that renovation. This is the methodology that the author has used to over the years to complete hundreds of rehabs, both for himself and for other investors. From cosmetic renovations to mechanical installations and upgrades to complex renovation components such as mold, termites and foundation issues, you'll learn how to break down your renovation into its major and minor components, learn the most common tasks associated with those renovation components, and learn how to accurately price each of the renovation tasks.

Table of Contents (Chapter Level)

How To Use This Book Factors That Impact Rehab Costs Methods of Estimation The 25

Renovation Components Format of Discussion A Word About Cost Estimates Component #1: Roof Component #2: Gutters/Soffit/Fascia Component #3: Siding Component #4: Exterior Painting Component #5: Decks/Porches Component #6: Concrete Component #7: Garage Component #8: Landscaping Component #9: Septic System Component #10: Foundation Component #11: Demo Component #12: Plumbing Component #13: Electrical Component #14: HVAC Component #15: Framing Component #16: Insulation Component #17: Sheetrock Component #18: Carpentry (Doors, Window, Trim) Component #19: Interior Painting Component #20: Cabinets/Countertops Component #21: Flooring Component #22: Permits Component #23: Mold Component #24: Termites Component #25: Miscellaneous

Book Information

Series: BiggerPockets Presents...

Paperback: 218 pages

Publisher: BiggerPockets Publishing, LLC; 1 edition (March 22, 2013)

Language: English

ISBN-10: 0988973715

ISBN-13: 978-0988973718

Product Dimensions: 6 x 0.5 x 9 inches

Shipping Weight: 13.8 ounces (View shipping rates and policies)

Average Customer Review: 4.6 out of 5 stars 100 customer reviews

Best Sellers Rank: #8,111 in Books (See Top 100 in Books) #11 in Books > Business & Money > Real Estate > Buying & Selling Homes #16 in Books > Business & Money > Investing > Real Estate

Customer Reviews

J Scott is a full-time real estate investor and rehabber currently living in the suburbs of Washington, DC (formerly living and investing in Atlanta, GA). He is originally from the East Coast, and until Spring of 2008, he resided in Silicon Valley (California), where he spent many years in management at several Fortune 500 companies. In 2008, J and his wife decided to leave the 80-hour work weeks and the constant business travel behind. They quit their corporate jobs, moved back East, started a family and decided to try something new. That something new ended up being real estate, and nine years later, they've built a successful business buying, rehabbing and reselling single family homes. Since 2008, J and his wife have rehabbed over 250 of their own houses for millions of dollars in profits, and have mentored and assisted other investors in rehabbing hundreds more properties. These days, the team has branched out, now flipping houses in different parts of the country and focusing on larger new-construction projects. J has detailed his real estate adventure on his blog, 123Flip.com, where he discusses all his team's triumphs, failures and results -- including all the nitty-gritty financial details of the business.

My wife and I are getting into flipping houses and we wanted to read all we could. This book was great. It was written in a way that was easy to understand and helped understand the cost of work and materials. J. Scott is great and I've got all his books. They are informative and easy to understand. I've learned a lot and would make sure to read this before getting into house flipping!

I have not read the complete book but that is not necessary. Everything is indexed very well and a reader can easily go from one subject on costs to another. The subject (like heating) is well explained and the scope of work explained. Then the different aspects of the subject are considered and the cost of each given as an estimate. All one has to do is to add up the highs and lows for a gas furnace, ductwork and size of house to get a high and low estimate. I did that in a whole five to ten minutes.

Useful for 1st time baseline cost.

Super detailed book containing a wealth of information on repair costs for typical items. Helps get you in the ballpark of what you can expect in repair costs when performing an analysis. Would highly recommend!

Great book for the budding investor. Might be good for the seasoned ones as well... but I'm not so I can only speak to beginning investors.

Best book ever!!! I've always needed a reference for estimating home repairs and having a reference for investment property is a big bonus.

Not necessarily the most interesting read, however it does give good information in regards to what you should look for and expect to pay when doing renovations. It's a pretty good comprehensive list so anyone that flips houses should definitely have it handy.

clear and well written

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