MAIN
Home
Portfolio
Calculators
Rental Calculator
BRRRR Calculator
Fix & Flip
Rehab Estimator
Rent Estimator 2 / 50
Loan Calculator
Saved Analysis (4)
Results
Analysis
MANAGEMENT
CRM
Smart Search
Deal Pipeline
ACCOUNT
Profile
ADMIN
Blog Admin
Support Inbox

← Back to inputs

Save PDF

Fix & Flip · $229,000 → $360,000

Property analysis · purchase price, rehab, and resale at ARV

6722 Moonlit Dr

82 / 100

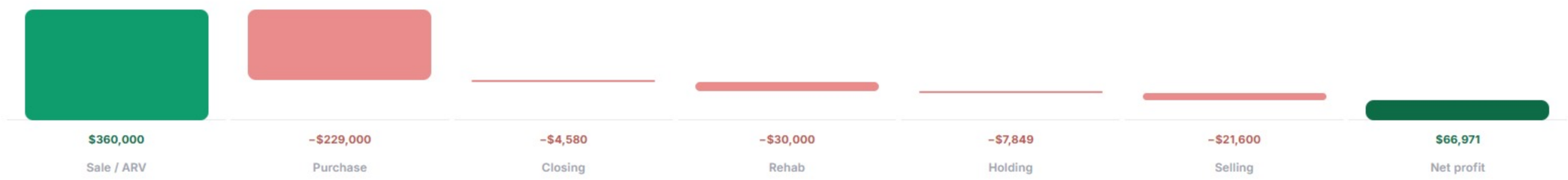
Strong Deal

This flip clears a healthy profit with room to absorb surprises.
Verify the ARV against the comps below before committing.

NET PROFIT
$66,971
in ~3 months

How the sale price becomes your profit

$360,000 sale → $66,971 kept



ALL-IN COST
$271,429
Purchase + rehab + holding

SALE AT ARV
$360,000
− $21,600 selling costs

NET PROFIT
$66,971
Cash cost → sale, in one number

STRESS TEST — drag to see how the deal holds up

ARV change	Rehab cost change	Time delay
0%	0%	+0 mo
−30% … +30%	−30% … +30%	0 mo … +12 mo

ARV	Rehab	Net profit	ROI	Deal Score
$360,000	$30,000	$66,971	24.7%	82

1 Where the money goes — project costs & cash needed

PURCHASE PRICE	CLOSING COSTS	REHAB + CONTINGENCY	HOLDING COST	SELLING COSTS
$229,000	$4,580	$30,000	$5,559	$21,600
			taxes, insurance, interest, points	≈6% of ARV — paid at sale

Holding detail: Taxes $625 | Insurance $400 | Interest $4,534 | Points $2,290

70% rule check: max you should pay is $222,000 (70% of ARV − rehab). You're at $229,000 — $7,000 over the max ✕

CASH NEEDED
Upfront project cost — selling costs come out of the sale, not your pocket.
$271,429

2 Returns — what the flip earns — each metric explained, with a target

Net profit — $66,971
What you keep after selling at ARV and paying every cost.

ROI Strong — 24.7% (target 20%)
Net profit ÷ total cash in the project.

Annualized ROI Strong — 98.8% (target 40%)
ROI scaled to a yearly rate — rewards a fast flip.

Profit margin Fair — 18.6% (target 20%)
Net profit as a share of the sale price — your cushion.

3 Comps & market — does the ARV hold up?

	ADDRESS	SOLD	PRICE	BEDS/BATH	SQFT	$/SQFT
★	6722 Moonlit Dr, Delray Beach, FL 33446, USA ← Your Property	—	$360,000	3 bd / 2 ba	1,288	$280
1	6846 Moonlit Dr, Delray Beach, FL 33446	Aug 2026	$295,000	3 bd / 2 ba	1,288	$229
2	14822 Wildflower Ln, Delray Beach, FL 33446	Jun 2026	$290,000	3 bd / 2 ba	1,229	$236
3	14838 Wildflower Ln, Unit 14838, Delray Beach, FL 33446	May 2026	$265,000	3 bd / 2 ba	1,677	$158
4	14760 Wildflower Ln, Delray Beach, FL 33446	Aug 2026	$318,000	2 bd / 2 ba	1,309	$243
5	14882 Wildflower Ln, Delray Beach, FL 33446	Aug 2026	$248,900	2 bd / 2 ba	1,397	$178
AVG	Average	—	$283,380	—	1,380	$209

Comparable sales are ranked using the property specs entered by the user.

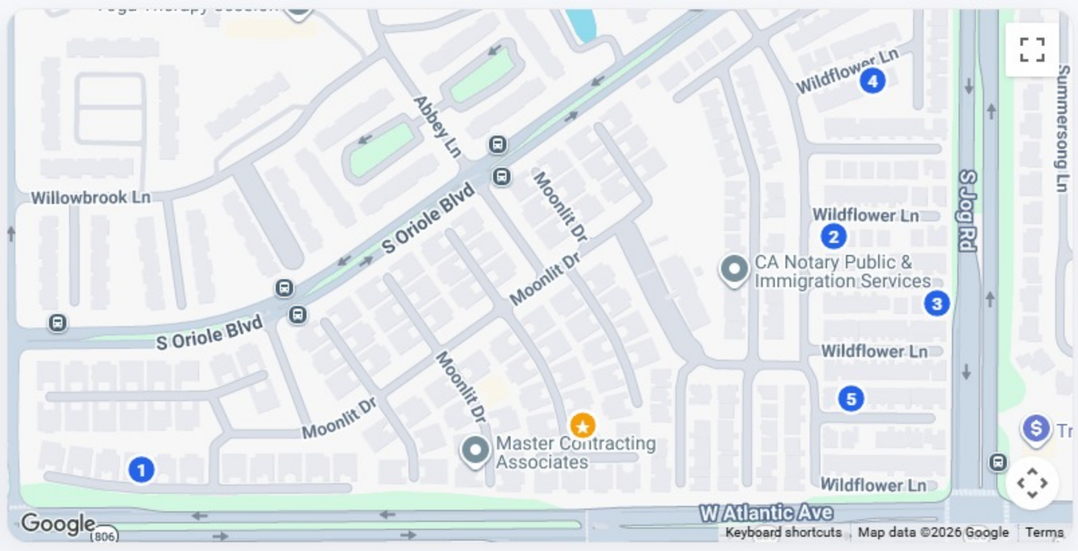
ARV **Pricing overview** — Above comps

How your ARV compares with the comp set

YOUR ARV	AVG COMP PRICE
$360,000	$283,380
YOUR $/SQFT	**AVG COMP $/SQFT**
$280	$209

Based on the comparable sales returned, your projected ARV of $360,000 appears priced above the current comp set. The comparable average is $283,380, or about $209/sqft, while your subject is about $280/sqft. Property condition can materially change pricing, so verify each comp's renovation level, finishes, layout, lot, and recent photos on Zillow or Redfin before relying on the ARV.

Based on these comps only — not a valuation. Confirm condition, finishes, and sale terms before setting your ARV.



Estimates only. Verify ARV, rehab scope, and holding costs with your lender, contractor, and accountant.

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