

WHAT YOU RECEIVE · FREE TOOL

# Rehab Budget Range & Execution Risk Snapshot

A decision-grade rehab budget range, project category, timeline, and risk flags — generated from your inputs by a licensed NC GC's underwriting rules. Free. Emailed in minutes.

**PREPARED FOR**

Sample Investor · 1,420 sf ranch · Charlotte NC  
Auto-generated · NC GC License #107724

## HOW TO READ THIS SNAPSHOT

# A fast read to keep \$10K+ in your pocket

The Snapshot is a free, preliminary read — enough to decide whether a deal is worth pursuing and to anchor your offer. It is generated from the inputs you submit (address, square footage, vintage, scope intent) run through a licensed NC GC's budget rules. It is not a bid and not an inspection. When you need a decision-grade read on a specific deal, that's the Execution Review.

### YOUR INPUTS

1,420 sf · built 1956 · 3BR/1BA · scope intent: "cosmetic + light systems" · Charlotte (Mecklenburg).

SAMPLE

YOUR BUDGET RANGE

# Preliminary rehab range

**\$92K – \$112K**

Classification-based range for a Tier 2 (cosmetic + targeted systems) rehab at this size and vintage.

BASIS	VALUE
Square footage	1,420 sf
Vintage band	Pre-1960 (systems-risk multiplier applied)
Base \$/sf (Tier 2)	\$58 – \$72 /sf
Vintage + systems adjustment	+ \$9,800 (HVAC/plumbing/electrical likelihood)
Preliminary range	\$92,000 – \$112,000

**WHAT MOVES THE NUMBER**

Pre-1960 builds carry HVAC, plumbing, and panel risk that a square-footage rule alone misses. The range above already prices the likelihood; an Execution Review confirms which actually apply on your deal.

PROJECT CATEGORY

## Where this deal lands

CATEGORY	TYPICAL \$/SF	THIS DEAL
Cosmetic	\$25 – \$45	
Rental turn	\$18 – \$35	
Cosmetic + targeted systems (Tier 2)	\$58 – \$72	■ YOU ARE HERE
Heavy rehab	\$80 – \$110	
Full gut	\$120 – \$160	
Structural	\$160+	

**WHY THIS CATEGORY**

Original kitchen/bath + aged systems but sound structure and envelope put this squarely in Tier 2. If a sewer scope or foundation issue surfaces, it can shift to Heavy — flagged below.

TIMELINE + CONFIDENCE

## How long, and how sure

PHASE	RANGE
Permitting + mobilization	1 – 3 weeks
Construction (Tier 2)	8 – 11 weeks
List + sell	3 – 5 weeks
Total to resale	75 – 110 days

**CONFIDENCE: MEDIUM**

This is a rules-based estimate from your inputs — no photos or site data reviewed. Expect  $\pm 12\%$ . An Execution Review (with photos, records, and comps) tightens it to  $\pm 5\text{--}8\%$  and confirms the risk flags.

SAMPLE

## RISK FLAGS

## What your inputs surfaced

**FLAG · PRE-1960 SYSTEMS (LIKELY)**

Vintage strongly predicts aged HVAC, galvanized or polybutylene plumbing, and an outdated panel. Budget assumes replacement; confirm on the Execution Review.

**FLAG · SEWER LATERAL (UNKNOWN)**

1950s builds often have clay laterals. A \$250 scope retires up to \$9K of surprise. Recommended inside your inspection contingency.

**FLAG · PERMIT HISTORY (CHECK)**

Pull the county permit record before you commit — open permits from prior owners can block a clean closing.

SAMPLE

**TURN THIS INTO AN OFFER**

# From range to a number you can write

A simple way to back into a max offer from this snapshot, using a conservative ARV and a target margin. Plug your own ARV and exit costs to tighten it.

LINE	AMOUNT
Conservative ARV	\$372,000
Less rehab (top of range)	(\$112,000)
Less holding + financing (est.)	(\$17,000)
Less selling cost (~6%)	(\$22,300)
Less target profit (15%)	(\$55,800)
Indicated max offer	≈ \$164,900

**HOW TO USE IT**

This is a back-of-napkin ceiling, not a verified number. If the asking price is well above this, the deal likely doesn't pencil at a cosmetic budget. If it's near or below, it's worth a \$499 Execution Review to verify before you commit.

WHAT THIS SNAPSHOT CAN'T SEE

# The limits of a free, input-based read

THE SNAPSHOT GIVES YOU	THE EXECUTION REVIEW ADDS
Rules-based budget range	Verified range from photos + records ( $\pm 5-8\%$ )
Project category	Line-item budget by trade
Timeline range	Verified ARV from real comps
Input-based risk flags	Confirmed risk register with cost-to-cure
—	Go / renegotiate / walk recommendation + walk-away trigger

**YOUR NEXT STEP**

Use this range to decide if the deal is worth pursuing and to anchor an offer. When you have one under contract, order the \$499 Execution Review — it credits forward against build oversight if you proceed.

*This is an anonymized sample; figures are illustrative. Your deliverable covers your specific project. Work performed by a licensed NC General Contractor. Southern Cities Construction · NC GC License #107724.*