



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...)

By Mr. J Scott

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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.

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Editorial Review

About the Author

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 five years later, they've built a successful business buying, rehabbing and reselling single family homes.

Since 2008, J and his wife have rehabbed over 150 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.

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