

Ridgeline Property Group LLC

FIX & FLIP · BUY & HOLD · RICHMOND, VIRGINIA
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SCOPE & BUDGET

RG-1014
9/28/2026

PREPARED FOR

Lender review
4118 Sycamore Lane, Henrico, VA 23228

PURCHASE	REHAB BUDGET	AFTER-REPAIR VALUE	PERCENT OF ARV
\$142,000	\$50,490	\$285,000	67.5%

Three-bed, two-bath ranch bought as a flip. Full kitchen replacement, both baths refreshed, electrical panel and kitchen plumbing to licensed subs, new flooring and paint throughout the main floor, exterior tidy-up.

DESCRIPTION	QTY	AMOUNT
KITCHEN		
Remove cabinetry and countertops Includes haul-away.	LS	\$1,800.00
Install base cabinetry	18 LF	\$5,400.00
Install wall cabinetry	14 LF	\$4,200.00
Countertops	32 SF	\$2,600.00
Tile backsplash	30 SF	\$900.00
Appliance package — range, refrigerator, dishwasher, microwave	1 EA	\$3,200.00
KITCHEN SUBTOTAL		\$18,100.00
HALL BATH		
Replace vanity and top	1 EA	\$950.00
Tile floor	45 SF	\$1,100.00
Retile tub surround	64 SF	\$2,400.00
HALL BATH SUBTOTAL		\$4,450.00
PRIMARY BATH		
Replace vanity, mirror and light	1 EA	\$1,100.00
Reglaze tub	LS	\$450.00
PRIMARY BATH SUBTOTAL		\$1,550.00
MECHANICAL		
Electrical — replace panel, add kitchen circuits Licensed electrician. Licensed sub	LS	\$6,500.00

DESCRIPTION	QTY	AMOUNT
Plumbing — relocate sink supply and waste Licensed plumber. Licensed sub	LS	\$1,800.00
HVAC — service, new thermostat and filter Licensed sub	LS	\$350.00
	MECHANICAL SUBTOTAL	\$8,650.00
FINISHES		
Interior paint — main floor	1200 SF	\$3,600.00
LVP flooring — main floor	1100 SF	\$4,950.00
Replace interior doors and hardware	8 EA	\$1,600.00
	FINISHES SUBTOTAL	\$10,150.00
EXTERIOR		
Pressure wash, paint trim	LS	\$1,400.00
Replace front door	1 EA	\$900.00
Landscape clean-up	LS	\$700.00
	EXTERIOR SUBTOTAL	\$3,000.00
	SCOPE TOTAL	\$45,900.00
	CONTINGENCY (10%)	\$4,590.00
	REHAB BUDGET	\$50,490.00

NOT IN THIS BUDGET

- Roof — seller says 2014. Not in this budget; inspector to confirm.

OWNER SELECTIONS OUTSTANDING

- Countertop material — quartz or laminate.

Scope from a recorded walkthrough of the property. Priced by the owner; licensed-trade lines as quoted or budgeted. Quantities are as walked and should be confirmed before work begins.