



TRUE OFFER
PROPERTIES

NOV 2025

OFF-MARKET DEAL (ASSIGNABLE)

Chatham, ON



TRUE OFFER PROPERTIES

contact@trueofferproperties.ca

226-988-9380

OFF MARKET, ASSIGNABLE

WEST ST. CHATHAM, ON

\$149,000

Key Successes



Single Family



3 Bedrooms



2 Bathrooms



PROPERTY OVERVIEW

Key Characteristics



Type: SINGLE FAMILY



ARV: \$345K+



Address: WEST ST, CATHAM



Closing Date: NOV 28, 2025



Price: \$149,000



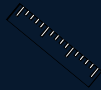
Property Tax: \$138/M (2024)



3 BEDS | 2 BATHS



Estimated Repairs: \$100K



Size: 1250 SQ. FT
Lot: APPROX. 50FT X 120FT

DEAL SNAPSHOT:

Purchase Price: \$149,000

AS-IS Value: \$180,000

ARV: \$345,000+

Est. Reno: \$100,000 ±

After-Repair Spread: ≈ \$100K+ potential margin

Stripped to the studs and ready for a full rebuild — no demo, no surprises, just start framing and bring it back to life. The exterior is already in great shape, keeping the budget where it matters: inside. There was some light fire damage that's already been mostly handled — just minor repair work left before you start your rebuild.

Highlights

- 1,250 sq ft single-family home with solid structure
- Siding and roof in good condition
- Serviced lot in a central Chatham neighbourhood
- Clean title, vacant on closing
- Perfect blank canvas for a BRRRR, flip, or small-scale rental conversion
- \$345K resale is supported by nearby renovated comps like 39 John St (\$363K sold Apr 2025)
- \$180K As-Is value is supported by nearby comps like 16 West St (\$250K sold Sept 2025)
- At a \$149K buy-in, there's still room for full-scale reno costs and strong ROI
- Chatham's affordable market + high rent-to-price ratio = great cash-flow potential

COMPARABLE ARV



39 John St. \$363,000

Sold April 2025

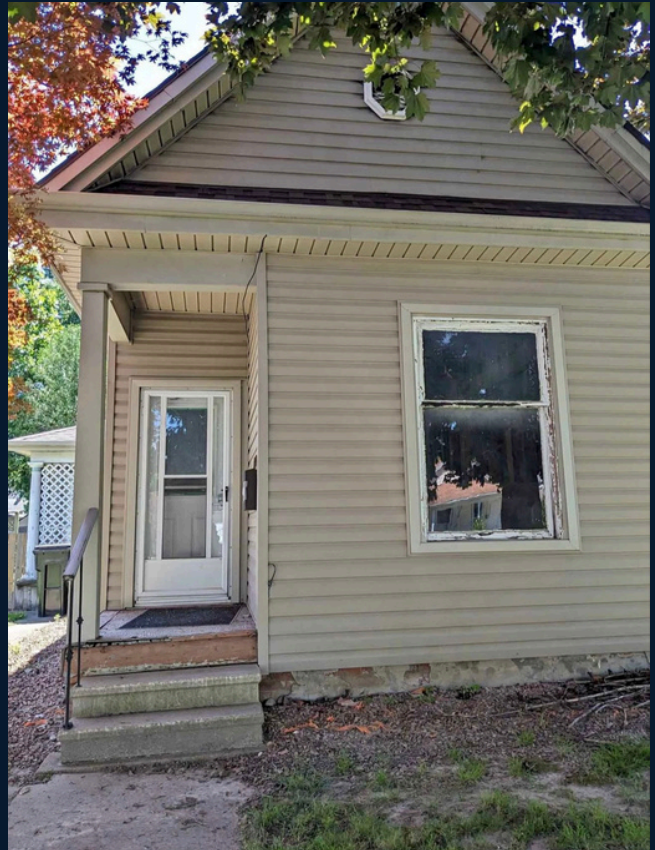
The key ARV comparable for the subject property is 39 John St, which sold in April 2025 for \$363,000 after only 12 days on market. It's a well-renovated brick home with an in-ground pool, located in the same pocket of central Chatham. While not completely turnkey — a few areas like flooring and finishes could still use updates — it still achieved a strong price and quick sale.

After adjusting for the brick build, pool value (~\$20K-\$25K combined), and minor finish differences, a realistic resale for our West St Deal after a full, modern renovation sits comfortably around \$340K-\$350K. The short DOM and strong sale confirm investor confidence and market demand for renovated product in this range.



PROPERTY PHOTOS

This property is stripped to the studs and ready for a full rebuild—no demo needed, just start framing and bring it back to life. While some light fire repair remains, the demo has already been completely handled, keeping your focus (and budget) on the interior rebuild and value creation.



PHOTOS (CONT'D)



QUESTIONS? CONTACT US.

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