

Property Information

233 Avenue F Markham, TX 77456

Property Details

Property Type: Single-Family

Bed(s): 4
Full-Bath(s): 2
Half-Bath(s): 0

Building Sqft: 2446 Sqft.

Lot Size: 24002 Sqft.

Tax Rate: 2.10557%

County: Matagorda

Listing Information

List Price: \$154,999
List Status: Active
MLS Number: 34019375
Days On Market: 179 Days



Property Photos







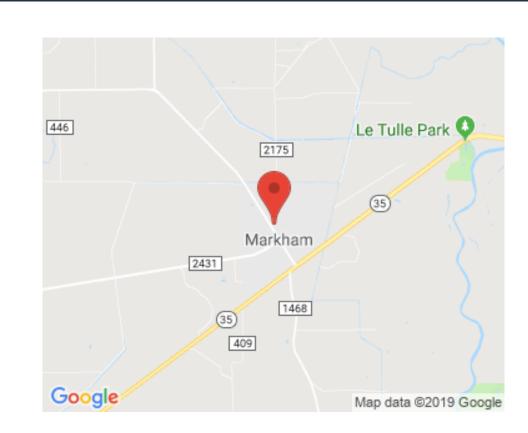




233 Avenue F Markham, TX 77456

\$154,999

4 Bed(s) 2 Full Baths 2446 Sqft Tax Rate 2.10557% Middle School: Tidehaven Intermediate School High School: Tidehaven High School



Investment Cost

Offer Price \$154,999

Loan Origination Fees \$3,100

Purchase Closing Cost

\$3,100

Sale Closing Cost

\$31,500

Rehab Cost

\$70,000

After Repair Value (ARV)

\$350,000

Financing

Loan Type Hard Money

Holding Period

6 Months

Down Payment

\$27,346

Loan Amount \$246,114

Interest Rate

11%

Points Borrowed

1%

Gap Lender

No

Monthly Expenses

Property Taxes \$271.97

Insurance

HOA/Association Fees

\$20

\$100

Maintenance

\$20

Other Costs

\$350

Cost Per Day Cost Per Month Cost Per Week \$754.50 \$107.79 \$3,018.02

Month	Arv	Total Cash Investment	Total Loan Cost	Net Profit	Roi
0	\$350,000	\$262,699	\$2,461	\$84,840	32.30%
1	\$350,000	\$263,461	\$4,717	\$81,822	31.06%
2	\$350,000	\$264,223	\$6,973	\$78,804	29.82%
3	\$350,000	\$264,985	\$9,229	\$75,786	28.60%
4	\$350,000	\$265,747	\$11,485	\$72,768	27.38%
5	\$350,000	\$266,509	\$13,741	\$69,750	26.17%
6	\$350,000	\$267,271	\$15,997	\$66,732	24.97%
7	\$350,000 \$350,000	\$267,271 \$268,033	\$15,997 \$18,253	\$66,732 \$63,714	24.97% 23.77%
7	\$350,000	\$268,033	\$18,253	\$63,714	23.77%
7	\$350,000 \$350,000	\$268,033 \$268,795	\$18,253 \$20,510	\$63,714 \$60,695	23.77% 22.58%
7 8 9	\$350,000 \$350,000 \$350,000	\$268,033 \$268,795 \$269,557	\$18,253 \$20,510 \$22,766	\$63,714 \$60,695 \$57,677	23.77% 22.58% 21.40%

Overview

Total Cash Investment \$267,271

Rehab \$70,000

ARV \$350,000

Holding Period 6 Months

Investment Performance

Net Profit \$66,732

Return-On-Investment 24.97%

Holding Costs

Total Loan Cost \$15,997

Cost of Points \$2,461

Monthly Loan Interest \$2,256

Monthly Expenses

\$762



Rehab Report

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$70,000
			Total	\$70,000