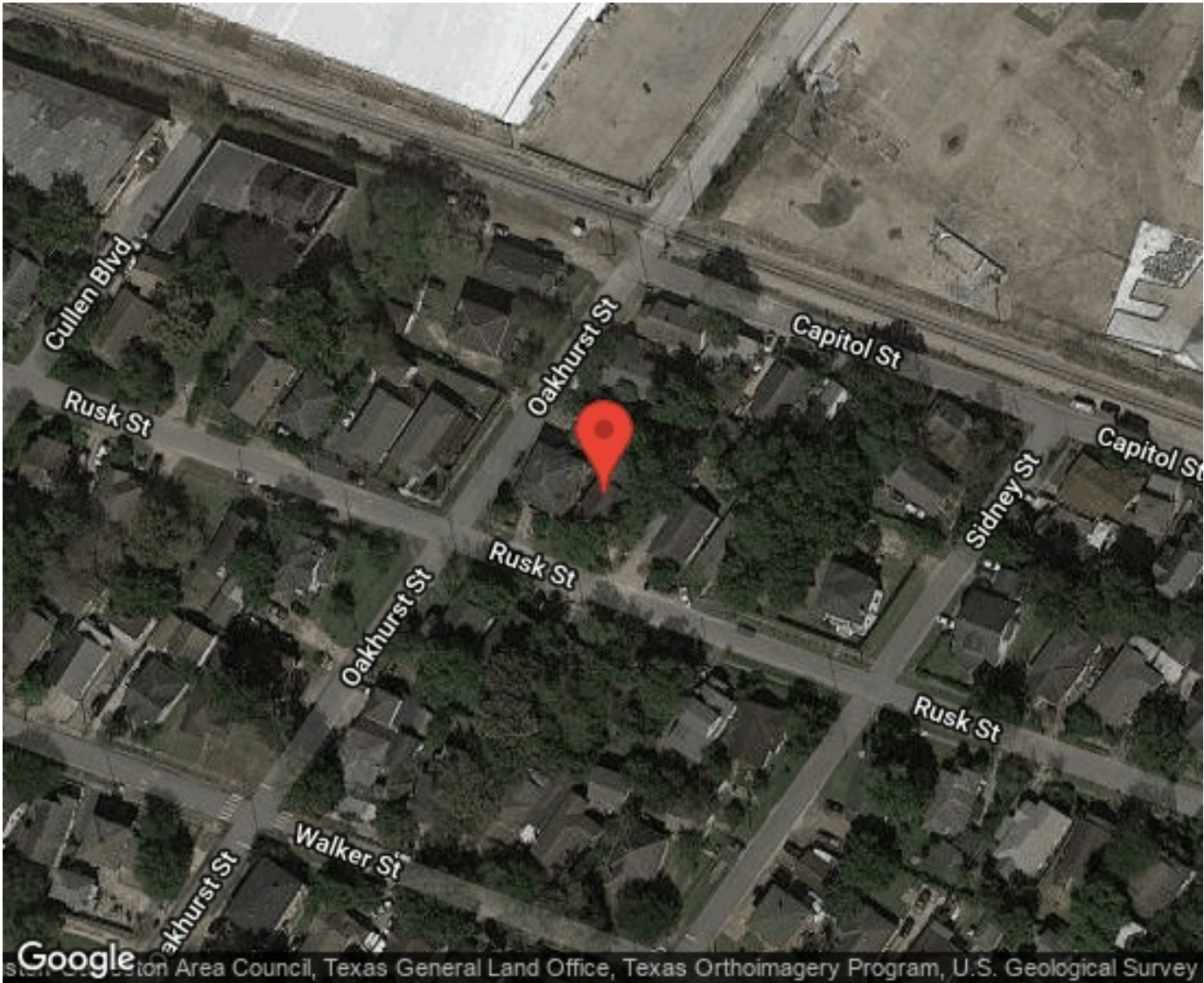


# Property Information

4205 Rusk Street  
Houston, TX 77023

## Property Details

Property Type:	Single-Family
Bed(s):	3
Full-Bath(s):	1
Half-Bath(s):	0
Building Sqft:	1248 Sqft.
Lot Size:	5000 Sqft.
Tax Rate:	2.6764%
County:	Harris



## Listing Information

List Price:	\$219,727
List Status:	Active
MLS Number:	23419032
Days On Market:	272 Days

## Property Photos







## 4205 Rusk Street

Houston, TX 77023

\$219,727

3 Bed(s) 1 Full Baths 1248 Sqft Tax Rate 2.6764%

Elementary School: Lantrip Elementary School

Middle School: Navarro Middle School (houston)

High School: Austin High School (houston)



### Investment Cost

Offer Price  
\$210,727

Loan Origination Fees  
\$2,107

Purchase Closing Cost  
\$4,215

Sale Closing Cost  
\$40,500

Rehab Cost  
\$50,000

After Repair Value (ARV)  
\$450,000

### Financing

Loan Type  
Hard Money

Holding Period  
6 Months

Down Payment  
\$61,718

Loan Amount  
\$246,870

Interest Rate  
11%

Points Borrowed  
2%

Gap Lender  
No

### Monthly Expenses

Property Taxes  
\$469.99

Insurance  
\$150

HOA/Association Fees  
\$0

Maintenance  
\$20

Other Costs  
\$400

	Cost Per Month \$3,302.97	Cost Per Week \$825.74	Cost Per Day \$117.96		
Month	Arv	Total Cash Investment	Total Loan Cost	Net Profit	Roi
0	\$450,000	\$307,549	\$4,937	\$137,514	44.71%
1	\$450,000	\$308,589	\$7,200	\$134,211	43.49%
2	\$450,000	\$309,629	\$9,463	\$130,908	42.28%
3	\$450,000	\$310,669	\$11,726	\$127,605	41.07%
4	\$450,000	\$311,709	\$13,989	\$124,302	39.88%
5	\$450,000	\$312,749	\$16,252	\$120,999	38.69%
6	\$450,000	\$313,789	\$18,515	\$117,696	37.51%
7	\$450,000	\$314,829	\$20,778	\$114,393	36.33%
8	\$450,000	\$315,869	\$23,041	\$111,090	35.17%
9	\$450,000	\$316,909	\$25,304	\$107,787	34.01%
10	\$450,000	\$317,949	\$27,567	\$104,484	32.86%
11	\$450,000	\$318,989	\$29,830	\$101,181	31.72%
12	\$450,000	\$320,029	\$32,093	\$97,878	30.58%

Overview		Investment Performance		Holding Costs	
Total Cash Investment	Rehab	Net Profit	Return-On-Investment	Total Loan Cost	Cost of Points
\$313,789	\$50,000	\$117,696	37.51%	\$18,515	\$4,937
ARV	Holding Period			Monthly Loan Interest	Monthly Expenses
\$450,000	6 Months			\$2,263	\$1,040



# Rehab Report

Focus on Master Bath

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Bath	Standard	0 Sqft	\$0	\$0
Other costs				\$50,000
Total				\$50,000