

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.

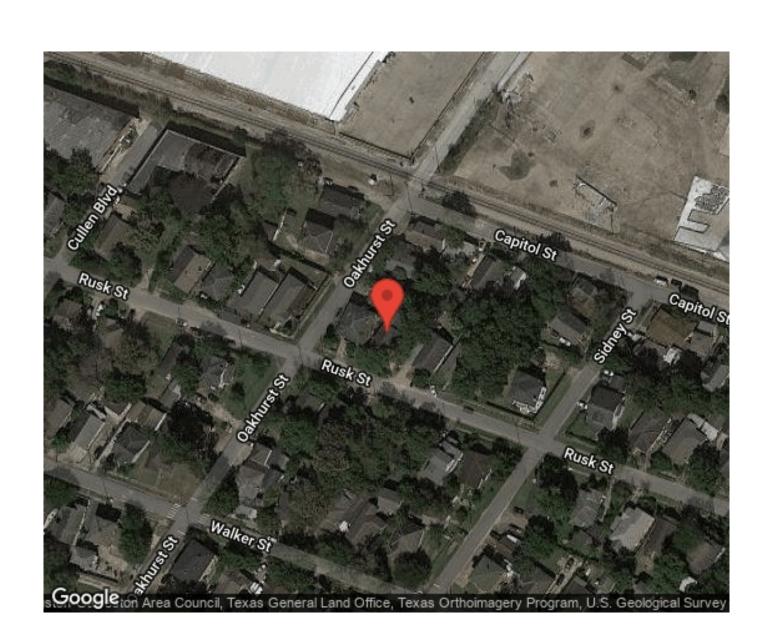
Lot Size: 5000 Sqft.

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 \$200,727

Loan Origination Fees

\$4,015

Purchase Closing Cost

\$4,015

Rehab Cost

\$15,000

After Repair Value (ARV) \$215,000

Financing

Loan Type

Conventional

Down Payment

\$42,145

Loan Amount

\$158,582

Interest Rate

5.5%

Monthly PMI \$0

Added Monthly Payment

\$0

Monthly Expenses

Property Taxes

\$447.69

Insurance

\$150

HOA/Association Fees

\$0

Management Fees

\$0

Maintenance

\$50

Other Costs

\$50

Monthly Income

Number of Units

1

Total Monthly Income

\$1,700

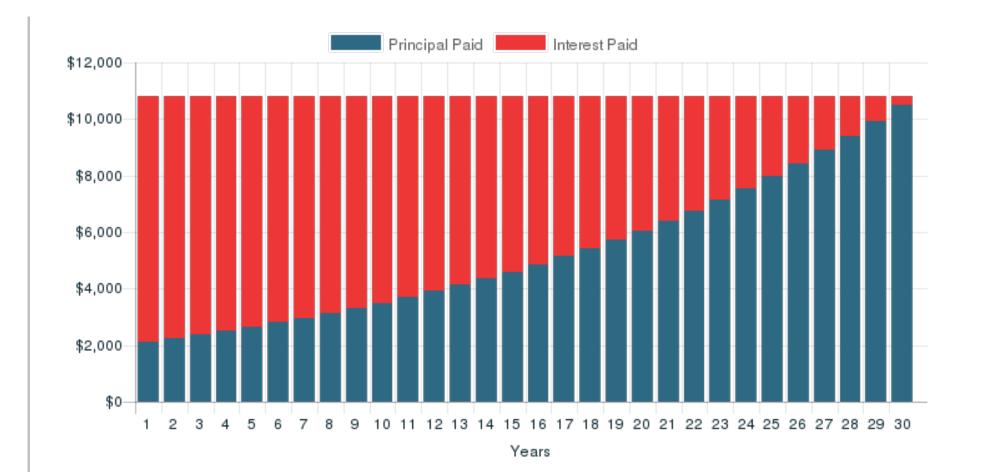
Projected Vacancy

0 Month, 15 Days

Property Appreciation

3% Annually

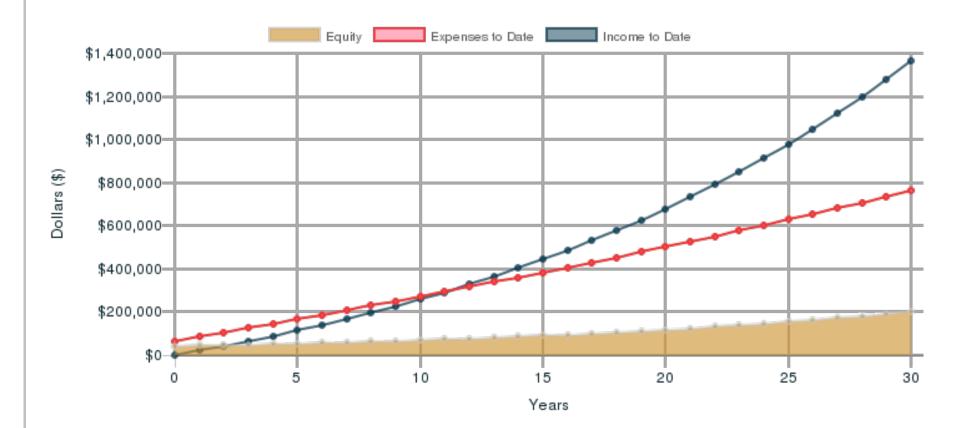
Income Growth 5% Annually



Monthly Payment Total Principal Paid \$900.41 \$158,581

Total Amount Paid \$324,148 Total Interest Paid

\$165,567



Point Of Sale: 5 Years

Overview

Monthly Income \$1,700

Total Investment

Monthly Expenses \$1,598

\$65,175

Investment Performance

Cash-on-Cash Return
12.86% Annually
S13,004
Appreciated Home Value
\$13,004
S249,244

Avg. Annual Cashflow
\$equity
\$13,001
Total ROI at Sale
\$2,601
\$54,101
42.98%

Key Ratios

Debt Ratio Covrage
1.61

Loan-to-Value Ratio 1.36

Gross Rent Multiplyer

9.84



Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$21,420	\$22,491	\$23,616	\$26,036	\$33,229	\$54,127	\$88,168
Vacancy Loss	\$880	\$924	\$971	\$1,070	\$1,366	\$2,224	\$3,623
Operating Income	\$20,540	\$21,567	\$22,645	\$24,966	\$31,863	\$51,903	\$84,545
Expenses							
Property Taxes	\$5,927	\$6,105	\$6,288	\$6,671	\$7,733	\$10,393	\$13,967
Insurance	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Maintenance	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Other Costs	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Operating Expenses	\$8,927	\$9,105	\$9,288	\$9,671	\$10,733	\$13,393	\$16,967
Debt Service							
Principal Payment	\$2,136	\$2,257	\$2,384	\$2,661	\$3,501	\$6,060	\$10,490
Interest Payment	\$8,669	\$8,548	\$8,421	\$8,144	\$7,304	\$4,745	\$315
Ending Loan Balance	\$156,446	\$154,189	\$151,805	\$146,626	\$130,895	\$82,968	\$1
Loan Payment	\$10,805	\$10,805	\$10,805	\$10,805	\$10,805	\$10,805	\$10,805
Cash Flow							
Operating Income	\$20,540	\$21,567	\$22,645	\$24,966	\$31,864	\$51,903	\$84,544
Operating Expenses	\$8,927	\$9,105	\$9,288	\$9,671	\$10,733	\$13,393	\$16,967
Net Operating Income	\$11,613	\$12,462	\$13,357	\$15,295	\$21,131	\$38,510	\$67,577
Debt Service	\$10,805	\$10,805	\$10,805	\$10,805	\$10,805	\$10,805	\$10,805
Cash Flow	\$808	\$1,657	\$2,552	\$4,490	\$10,326	\$27,705	\$56,772
Cash-On-Cash Return	4.09%	8.32%	12.7%	21.93%	47.94%	114.49%	204.42%
Equity							
Appreciated Home Value	\$221,450	\$228,094	\$234,936	\$249,244	\$288,942	\$388,314	\$521,861
Loan Balance	\$156,446	\$154,189	\$151,805	\$146,626	\$130,895	\$82,968	\$1
Total Equity	\$65,004	\$73,905	\$83,131	\$102,618	\$158,047	\$305,346	\$521,860
Point of Sale Re	turns						
Sale Price	\$221,450	\$228,094	\$234,936	\$249,244	\$288,942	\$388,314	\$521,861
Closing Costs	\$19,931	\$20,528	\$21,144	\$22,432	\$26,005	\$34,948	\$46,967
Loan Balance	\$156,446	\$154,189	\$151,805	\$146,626	\$130,895	\$82,968	\$1
Initial Investment	\$65,175	\$65,175	\$65,175	\$65,175	\$65,175	\$65,175	\$65,175
Profit on Sale	\$-20,102	\$-11,798	\$-3,188	\$15,011	\$66,867	\$205,223	\$409,718
Accumulative Cash Flow	\$808	\$2,465	\$5,017	\$13,003	\$52,352	\$243,809	\$668,513
Total Net Profit	\$-19,294	\$-9,333	\$1,829	\$28,014	\$119,219	\$449,032	\$1,078,23
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Rehab Report

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$15,000
			Total	\$15,000