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Texas native born and raised in the Houston area. I am focused on using my analytical background to create accurate ad helpful analysis to find the perfect properties for my clients!

Expertise:

Web Dev

Single Family home Buyers and
Sellers
Investment Properties Flips and
Rentals
Investment analysis and
negotiations
Tech background in Coding and

Certifications/Education:

University of Houston-Undergraduate in Economics Masters Degree in Economics with a focus in Econometrics

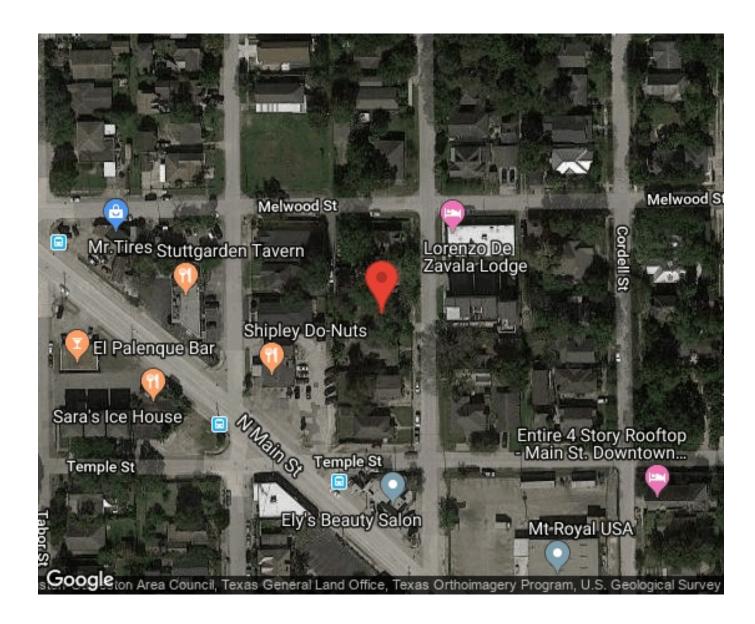
Coding in C++, C Sharpe, HTML/CSS and Python

Awards/Recognition: Tech Awards in 2018



# **Property Information**

307 Enid Street Houston, TX 77009



### **Property Details**

Property Type: Single-Family

Bed(s): 2
Full-Bath(s): 1

Half-Bath(s): 0

Building Sqft: 1286

Lot Size: 5000

Tax Rate: 2.5264

County: Harris

## **Listing Information**

List Price: \$325,000

List Status: Active

MLS Number: 2257522

Days on Market: 75

#### **Property Description**

Located in the Houston Heights area near downtown, this property offers an amazing opportunity for location. Rehab the existing home or start over with your dream property. Call today for your private tour, you do not want to miss your chance to have a property with this location! Home did NOT flood in Harvey!

# **Property Photos**









### 307 Enid Street

Houston, TX 77009

\$325,000

2 Bed(s) 1 Full Baths 1286 Sqft Tax Rate 2.5264% Elementary School: Browning Elementary School Middle School: Hogg Middle School (houston) High School: Heights High School



## Investment Cost

Offer Price \$300,000

Loan Origination Fees \$3,000

**Purchase Closing Cost** 

\$6,000

Sale Closing Cost

\$61,200

Rehab Cost \$200,000

After Repair Value (ARV)

\$700,000

# **Financing**

Loan Type

Hard Money

**Holding Period** 

6 Months

Down Payment \$68,560

Loan Amount

\$502,771

**Interest Rate** 9%

**Points Borrowed** 

2.50%

Gap Lender

No

## Monthly Expenses

**Property Taxes** 

\$631.60

Insurance

\$150

**HOA/Association Fees** 

\$0

Maintenance

\$0

**Other Costs** 

\$350

Cost Per Day Cost Per Month Cost Per Week \$175.09 \$1,225.60 \$4,902.38

Month	Arv	Total Cash Investment	Total Loan Cost	Net Profit	Roi
0	\$700,000	\$570,200	\$12,569	\$117,231	20.56%
1	\$700,000	\$571,332	\$16,340	\$112,328	19.66%
2	\$700,000	\$572,463	\$20,111	\$107,426	18.77%
3	\$700,000	\$573,595	\$23,882	\$102,523	17.87%
4	\$700,000	\$574,726	\$27,652	\$97,622	16.99%
5	\$700,000	\$575,858	\$31,423	\$92,719	16.10%
6	\$700,000	\$576,990	\$35,194	\$87,816	15.22%
7	\$700,000	\$578,121	\$38,965	\$82,914	14.34%
8	\$700,000	\$579,253	\$42,736	\$78,011	13.47%
9	\$700,000	\$580,384	\$46,506	\$73,110	12.60%
10	\$700,000	\$581,516	\$50,277	\$68,207	11.73%
11	\$700,000	\$582,648	\$54,048	\$63,304	10.86%
12	\$700,000	\$583,779	\$57,819	\$58,402	10%

#### Overview

Total Cash Investment

Rehab

\$576,990 \$200,000

**Holding Period** ARV \$700,000 6 Months

#### **Investment Performance**

Net Profit Return-On-Investment \$87,816 15.22%

#### **Holding Costs**

Total Loan Cost \$35,194

**Cost of Points** \$12,569

Monthly Loan Interest \$3,771

**Monthly Expenses** \$1,132



Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$200,000
			Total	\$200,000