



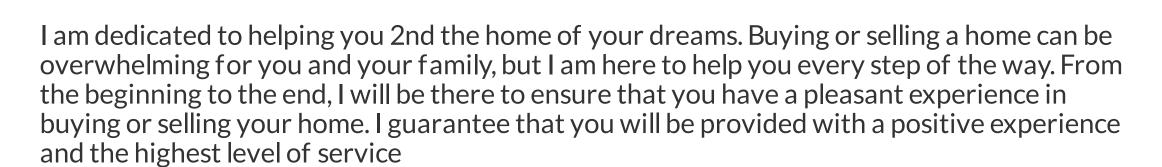
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Awards/Recognition:

Tech Awards in 2018

Expertise:

Single Family home Buyers and Sellers

Investment Properties Flips and

Rentals

Investment analysis and

negotiations

Tech background in Coding and

Web Dev

Certifications/Education:

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

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

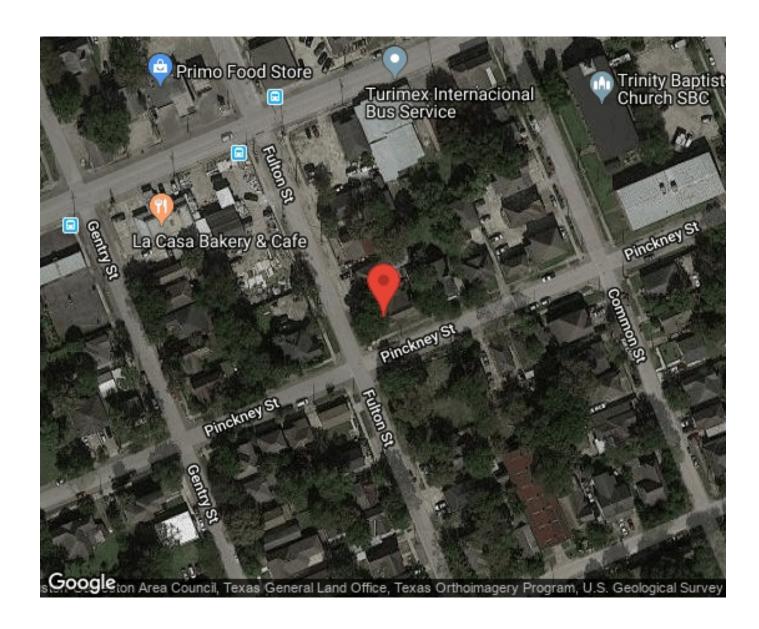
and Python





Property Information

1804 Fulton Street Houston, TX 77009



Property Details

Property Type: Single-Family

Bed(s): 3
Full-Bath(s): 2
Half-Bath(s): 0
Building Sqft: 1502
Lot Size: 5000
Tax Rate: 2.52629

County: Harris

Property Description

Beautiful Single family home in a nice area of Houston.

Property Photos



Listing Information

List Price: \$250,000
List Status: Not Listed





1804 Fulton Street

Houston, TX 77009

\$250,000

3 Bed(s) 2 Full Baths 1502 Sqft Tax Rate 2.52629%



Investment Cost

Offer Price \$250,000

Loan Origination Fees

\$2,500

Purchase Closing Cost

\$5,000

Sale Closing Cost

\$24,000

Rehab Cost

\$45,000

After Repair Value (ARV)

\$300,000

Financing

Loan Type

Cash

Holding Period 6 Months

Monthly Expenses

Property Taxes

\$526.31

Insurance

\$50

HOA/Association Fees

\$50

Maintenance

\$0

Other Costs

\$0

Cost Per Month		Cost Per Da
\$626.31	\$156.58	\$22.37

Month	Arv	Total Cash Investment	Net Profit	Roi
0	\$300,000	\$326,500	\$-26,500	-8.12%
1	\$300,000	\$327,126	\$-27,126	-8.29%
2	\$300,000	\$327,753	\$-27,753	-8.47%
3	\$300,000	\$328,379	\$-28,379	-8.64%
4	\$300,000	\$329,005	\$-29,005	-8.82%
5	\$300,000	\$329,632	\$-29,632	-8.99%
6	\$300,000	\$330,258	\$-30,258	-9.16%
7	\$300,000	\$330,884	\$-30,884	-9.33%
8	\$300,000	\$331,510	\$-31,510	-9.51%
9	\$300,000	\$332,137	\$-32,137	-9.68%
10	\$300,000	\$332,763	\$-32,763	-9.85%
11	\$300,000	\$333,389	\$-33,389	-10.02%
12	\$300,000	\$334,016	\$-34,016	-10.18%

Overview

Total Cash Investment \$330,258

Rehab \$45,000

\$300,000

Holding Period
6 Months

Investment Performance

Net Profit \$-30,258

Return-On-Investment -9.16%

Holding Costs

Monthly Expenses \$626



Numerous exterior improvements

ltem	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
	Standard	2000 Sqft	\$10	\$20,000
Other costs				\$25,000
			Total	\$45,000