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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

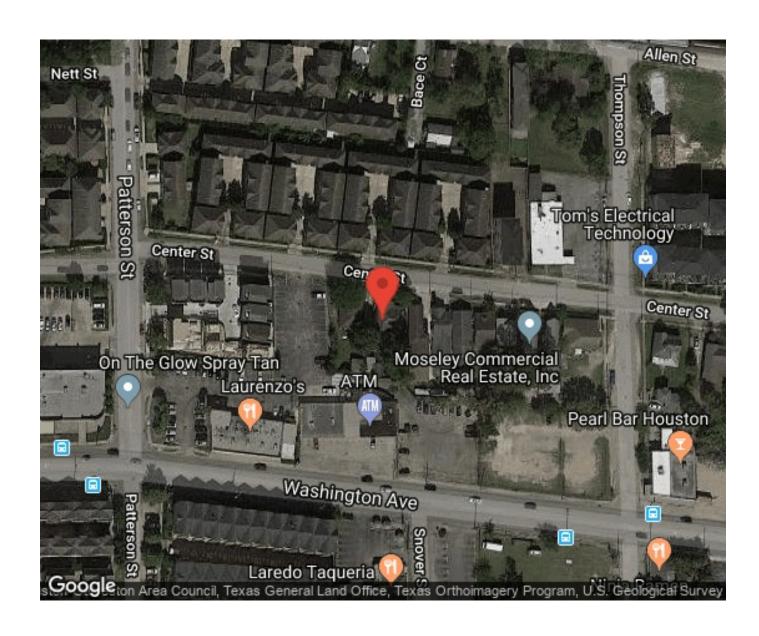
Coding in C++, C Sharpe, HTML/CSS and Python

Awards/Recognition: Tech Awards in 2018



Property Information

4321 Center Street Houston, TX 77007



Property Details

Property Type: Single-Family

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

Half-Bath(s): 0

Building Sqft: 2210
Lot Size: 7080

Tax Rate: 2.5264

County: Harris

Listing Information

List Price: \$399,000

List Status: Active
MLS Number: 5002283

Days on Market: 183

Property Description

Drive by only. Please do not disturb the tenants or walk the property without permission. Home is being sold for lot value. Large lot for sale, 7,080 SQ FT. Measurements are front/back 60 FT and sides are 118 FT. There will be no showings of the home without a written offer first. All showings will be scheduled through listing agent. Buyer will need to purchase new survey. Home is being sold as is. Seller will not make any repairs since no value for the home was calculated into the price.

Property Photos











4321 Center Street

Houston, TX 77007

\$399,000

4 Bed(s) 2 Full Baths 2210 Sqft Tax Rate 2.5264% Elementary School: Memorial Elementary School (houston) Middle School: Hogg Middle School (houston)

High School: Heights High School



Investment Cost

Offer Price \$379,000

Loan Origination Fees \$7,580

Purchase Closing Cost

\$7,580

Sale Closing Cost

\$72,000

Rehab Cost

\$200,000

After Repair Value (ARV)

\$800,000

Financing

Loan Type

Hard Money

Holding Period

6 Months

Down Payment

\$133,513

Loan Amount

\$534,054

Interest Rate 12%

Points Borrowed

1%

Gap Lender

No

Monthly Expenses

Property Taxes

\$797.92

Insurance

\$200

HOA/Association Fees

\$10

Maintenance

\$0

Other Costs

\$400

Cost Per Day Cost Per Month Cost Per Week \$6,748.46 \$1,687.12 \$241.02

Month	Arv	Total Cash Investment	Total Loan Cost	Net Profit	Roi
0	\$800,000	\$666,160	\$5,341	\$128,499	19.29%
1	\$800,000	\$667,568	\$10,681	\$121,751	18.24%
2	\$800,000	\$668,976	\$16,022	\$115,002	17.19%
3	\$800,000	\$670,384	\$21,362	\$108,254	16.15%
4	\$800,000	\$671,792	\$26,703	\$101,505	15.11%
5	\$800,000	\$673,200	\$32,043	\$94,757	14.08%
6	\$800,000	\$674,608	\$37,384	\$88,008	13.05%
7	\$800,000	\$676,015	\$42,724	\$81,261	12.02%
8	\$800,000	\$677,423	\$48,065	\$74,512	11%
9	\$800,000	\$678,831	\$53,405	\$67,764	9.98%
10	\$800,000	\$680,239	\$58,746	\$61,015	8.97%
11	\$800,000	\$681,647	\$64,086	\$54,267	7.96%
12	\$800,000	\$683,055	\$69,427	\$47,518	6.96%

Overview

Total Cash Investment

Rehab

\$674,608 \$200,000

Holding Period ARV \$800,000 6 Months

Investment Performance

Net Profit Return-On-Investment \$88,008 13.05%

Holding Costs

Total Loan Cost \$37,384

Cost of Points \$5,341

Monthly Loan Interest \$5,341

Monthly Expenses \$1,408



ltem	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Bath	Standard	0 Sqft	\$0	\$0
Other costs				\$200,000
			Total	\$200,000