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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:

Single Family home Buyers and Sellers Investment Properties Flips and Rentals Investment analysis and negotiations

Tech background in Coding and Web Dev

University of Houston-Undergraduate in Economics

Certifications/Education:

Masters Degree in Economics with a focus in Econometrics

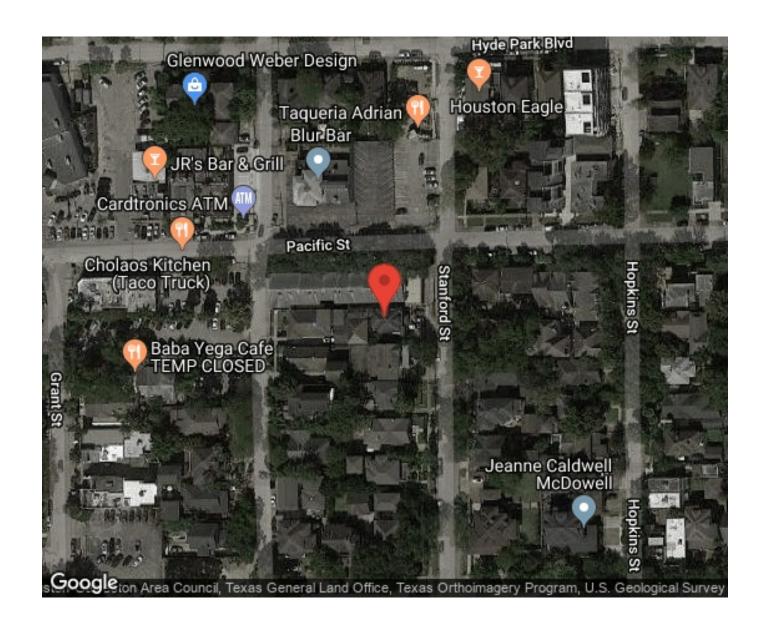
Coding in C++, C Sharpe, HTML/CSS and Python

Awards/Recognition: Tech Awards in 2018



# **Property Information**

2606 Stanford Houston, TX 77006



## **Property Details**

Property Type: Multi-Family

0

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

Half-Bath(s): 0

**Building Sqft:** 3863

Lot Size: 5000

Tax Rate: 2.5264

County: Harris

## **Listing Information**

**List Price:** \$675,000

**List Status:** Active

MLS Number: 89563754

Days on Market: 33

### **Property Description**

This historical home has high ceilings & original hardwoods. Great investment property for owner/occupant or investor - Four units - Main house in front with 3 income producing rental units in back (#1-2,080 SF, #2-720 SF, #3-720 SF, #4-studio ~350SF). All units have full size washer/dryers inside. Total 3,863 living space. Lovely wood deck in back shared with tenants. No maintenance fee required. On site parking for 4-5 vehicles is great for tenants as well. Close to shops and Downtown.

# **Property Photos**



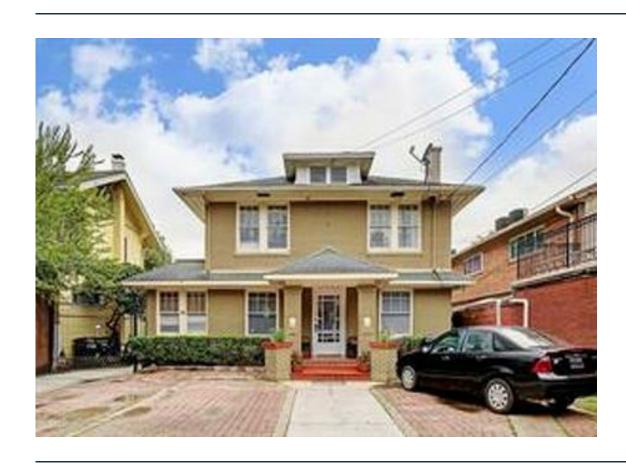












### 2606 Stanford

Houston, TX 77006

### \$675,000

2 Bed(s) 0 Full Baths 3863 Sqft Tax Rate 2.5264% Elementary School: William Wharton K-8 Dual Language Academy Middle School: Gregory-lincoln Middle School High School: Lamar High School (houston)



## Investment Cost

Offer Price \$675,000

Loan Origination Fees \$6,750

Purchase Closing Cost

\$13,500

Sale Closing Cost

\$72,000

Rehab Cost \$50,000

After Repair Value (ARV)

\$880,000

# Financing

Loan Type

Hard Money

Holding Period

6 Months

Down Payment \$163,844

Loan Amount

\$655,377

Interest Rate

11%

Points Borrowed

2%

Gap Lender

No

# Monthly Expenses

Property Taxes

\$1,421.10

Insurance

\$150

**HOA/Association Fees** 

\$0

Maintenance

\$0

Other Costs

\$400

 Cost Per Month
 Cost Per Week
 Cost Per Day

 \$7,978.72
 \$1,994.68
 \$284.95

Month	Arv	Total Cash Investment	Total Loan Cost	Net Profit	Roi
0	\$880,000	\$817,250	\$13,108	\$49,642	6.07%
1	\$880,000	\$819,221	\$19,115	\$41,664	5.09%
2	\$880,000	\$821,192	\$25,123	\$33,685	4.10%
3	\$880,000	\$823,163	\$31,130	\$25,707	3.12%
4	\$880,000	\$825,134	\$37,138	\$17,728	2.15%
5	\$880,000	\$827,106	\$43,146	\$9,749	1.18%
6	\$880,000	\$829,077	\$49,153	\$1,770	0.21%
7	\$880,000	\$831,048	\$55,161	\$-6,209	-0.75%
8	\$880,000	\$833,019	\$61,169	\$-14,188	-1.70%
9	\$880,000	\$834,990	\$67,176	\$-22,166	-2.65%
10	\$880,000	\$836,961	\$73,184	\$-30,145	-3.60%
11	\$880,000	\$838,932	\$79,191	\$-38,123	-4.54%
12	\$880,000	\$840,903	\$85,199	\$-46,102	-5.48%

#### Overview

Total Cash Investment

Rehab

\$50,000

\$829,077

\$880,000 Holding Period 6 Months

#### **Investment Performance**

Net Profit \$1,770 Return-On-Investment 0.21%

### **Holding Costs**

Total Loan Cost \$49,153

Cost of Points \$13,108

Monthly Loan Interest \$6,008

Monthly Expenses \$1,971



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