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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

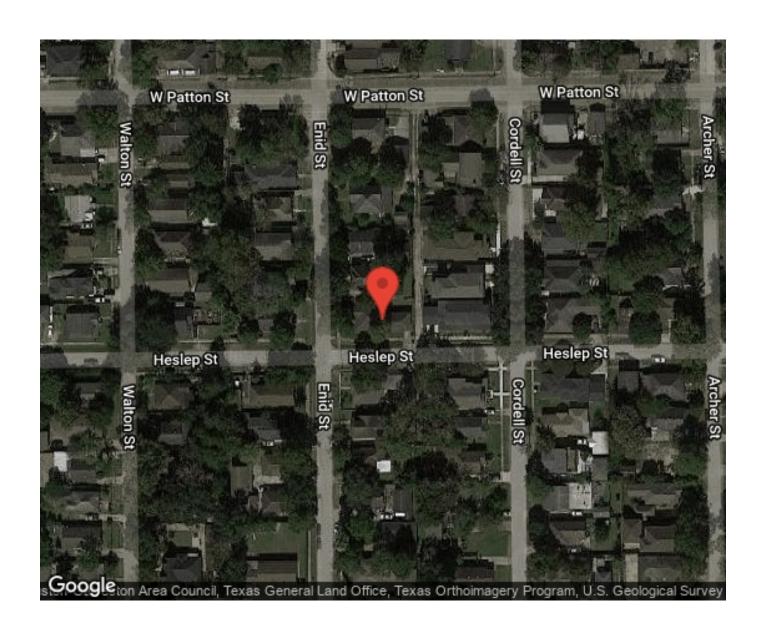
Coding in C++, C Sharpe, HTML/CSS and Python

Awards/Recognition: Tech Awards in 2018



Property Information

700 Enid Street Houston, TX 77009



Property Details

Property Type: Single-Family

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

Half-Bath(s): 0

Building Sqft: 1660 Lot Size: 5000

Tax Rate: 2.5264

County: Harris

Listing Information

List Price: \$439,900

List Status: Active

MLS Number: 56690733

Days on Market: 199

Property Description

Heights cottage style 1 story, 7 rooms, 4 bedroom, with 2 full baths, and 1.5 car garage. Very large corner lot 5000 sq ft on Enid and Heslep with service alley road behind. Fantastic location 3.4 miles to One Shell Plaza and Federal building downtown, 8.2 miles to Methodist Hospital in Medical Center, and 3.9 miles to Rockefeller's theater on Washington street entertainment strip with all it's great restaurants. Fenced in large front and side yard for pets. Back yard facing service alley in the rear. Columns and archway offset dinning area. This property has never ever flooded since it was built in 1995. One owner home a school teacher who had the house built, who has lived in it, is selling it may and may move to the country, property is in great condition. The property is a very large rectangle 50 ft by 100 ft. One and a half car garage with large work area space included.

Property Photos











700 Enid Street

Houston, TX 77009

\$439,900

4 Bed(s) 2 Full Baths 1660 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 \$429,900

Loan Origination Fees \$4,299

Purchase Closing Cost

\$8,598

Sale Closing Cost

\$63,000

Rehab Cost

\$80,000

After Repair Value (ARV)

\$700,000

Financing

Loan Type Hard Money

Tialu Money

Holding Period 6 Months

Down Payment

\$117,440

Loan Amount

\$469,762

Interest Rate 11%

Points Borrowed 2%

Gap Lender

No

Monthly Expenses

Property Taxes

\$905.08

Insurance

\$150

HOA/Association Fees

\$0

Maintenance

\$0

Other Costs

\$350

 Cost Per Month
 Cost Per Week
 Cost Per Day

 \$5,711.23
 \$1,427.81
 \$203.97

	Month	Arv	Total Cash Investment	Total Loan Cost	Net Profit	Roi
	0	\$700,000	\$585,797	\$9,395	\$104,808	17.89%
	1	\$700,000	\$587,202	\$13,701	\$99,097	16.88%
	2	\$700,000	\$588,607	\$18,008	\$93,385	15.87%
	3	\$700,000	\$590,012	\$22,314	\$87,674	14.86%
	4	\$700,000	\$591,417	\$26,620	\$81,963	13.86%
	5	\$700,000	\$592,822	\$30,926	\$76,252	12.86%
	6	\$700,000	\$594,227	\$35,232	\$70,541	11.87%
	7	\$700,000	\$595,633	\$39,538	\$64,829	10.88%
	8	\$700,000	\$597,038	\$43,844	\$59,118	9.90%
	9	\$700,000	\$598,443	\$48,151	\$53,406	8.92%
	10	\$700,000	\$599,848	\$52,457	\$47,695	7.95%
	11	\$700,000	\$601,253	\$56,763	\$41,984	6.98%
	12	\$700,000	\$602,658	\$61,069	\$36,273	6.02%

Overview

Total Cash Investment

Rehab

\$594,227 \$80,000

\$700,000

Holding Period
6 Months

Investment Performance

Net Profit \$70,541

Return-On-Investment 11.87%

Holding Costs

Total Loan Cost \$35,232

Cost of Points \$9,395

Monthly Loan Interest \$4,306

Monthly Expenses \$1,405



ltem	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Bath	Standard	0 Sqft	\$0	\$ O
Other costs				\$80,000
			Total	\$80,000