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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

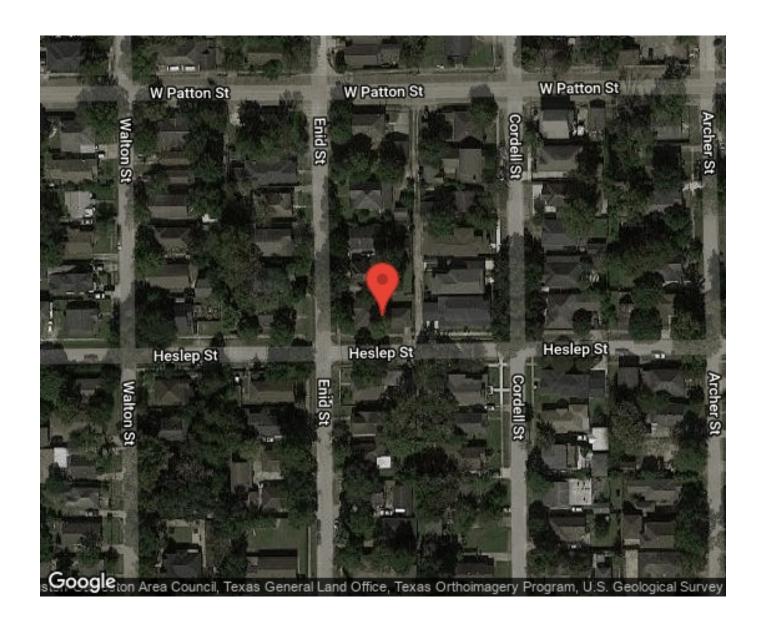
and Python

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 \$415,900

Loan Origination Fees

\$8,318

Purchase Closing Cost

\$8,318

Broker Fees

\$3,000

Rehab Cost

\$20,000

After Repair Value (ARV)

\$440,000

Monthly Expenses

Property Taxes \$875.61

Insurance

\$150

HOA/Association Fees

\$0

Management Fees

\$210

Maintenance

\$50

Other Costs

\$0

Monthly Income

Number of Units

1

Total Monthly Income

\$3,500

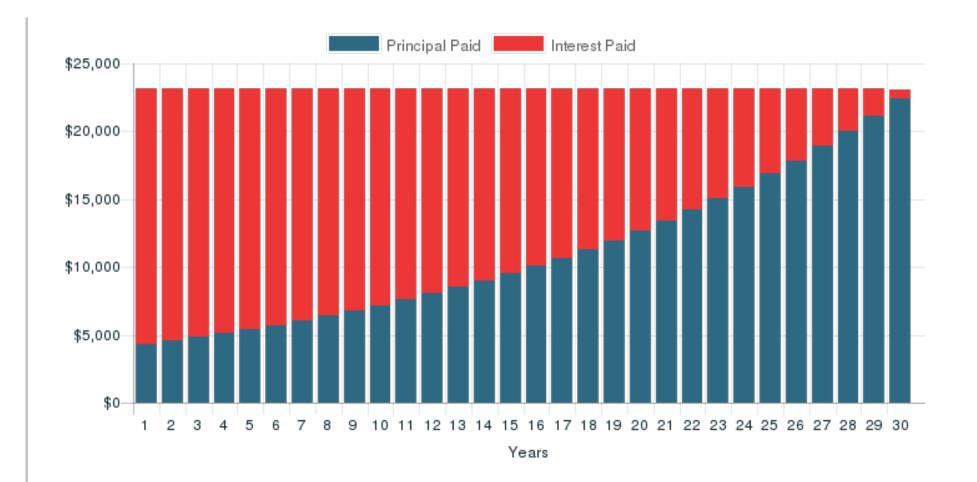
Projected Vacancy

0 Month, 15 Days

Property Appreciation

3% Annually

Income Growth 5% Annually

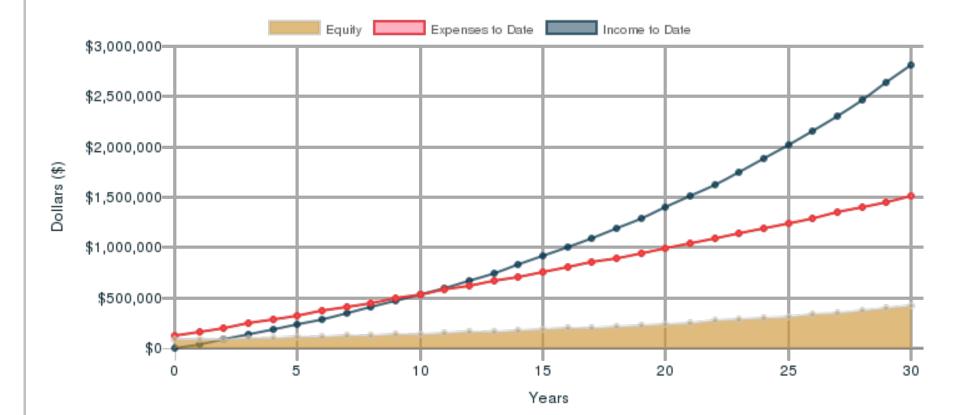


Monthly Payment Total Principal Paid \$1,926.47 \$331,920

Total Amount Paid Total Interest Paid

\$693,525

\$361,605



Point Of Sale: 5 Years

Financing

Loan Type Conventional

Down Payment \$83,980

Loan Amount \$331,920

Interest Rate 5.7%

Monthly PMI

\$0

Added Monthly Payment \$0

Overview

Monthly Expenses

\$3,212

Monthly Income \$3,500

Total Investment \$123,616

Investment Performance

Cash-on-Cash Return
Total Net Cashflow
Appreciated Home Value
\$32,690 \$510,081

Avg. Annual Cashflow
\$6,538 \$108,202 53.03%

Key Ratios

Debt Ratio Covrage
1.6

Loan-to-Value Ratio

1.33

Gross Rent Multiplyer

9.90



Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income	icai I	icai Z	icai o	icai J	icai 10	icai 20	icai 30
Total Rent	\$44,100	\$46,305	\$48,620	\$53,604	\$68,414	\$111,439	\$181,522
Vacancy Loss	\$1,812	\$1,903	\$1,998	\$2,203	\$2,812	\$4,580	\$7,460
Operating Income	\$42,288	\$44,402	\$46,622	\$51,401	\$65,602	\$106,859	\$174,062
Expenses							
Property Taxes	\$11,450	\$11,793	\$12,147	\$12,887	\$14,939	\$20,077	\$26,982
Property Management	\$2,520	\$2,520	\$2,520	\$2,520	\$2,520	\$2,520	\$2,520
Insurance	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Maintenance	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Operating Expenses	\$16,370	\$16,713	\$17,067	\$17,807	\$19,859	\$24,997	\$31,902
Debt Service							
Principal Payment	\$4,310	\$4,562	\$4,829	\$5,410	\$7,190	\$12,696	\$22,415
Interest Payment	\$18,808	\$18,556	\$18,289	\$17,707	\$15,928	\$10,422	\$698
Ending Loan Balance	\$327,610	\$323,049	\$318,220	\$307,698	\$275,511	\$175,899	\$0
Loan Payment	\$23,118	\$23,118	\$23,118	\$23,118	\$23,118	\$23,118	\$23,113
Cash Flow							
Operating Income	\$42,288	\$44,402	\$46,622	\$51,401	\$65,602	\$106,859	\$174,062
Operating Expenses	\$16,370	\$16,713	\$17,067	\$17,807	\$19,859	\$24,997	\$31,902
Net Operating Income	\$25,918	\$27,689	\$29,555	\$33,594	\$45,743	\$81,862	\$142,160
Debt Service	\$23,118	\$23,118	\$23,118	\$23,118	\$23,118	\$23,118	\$23,113
Cash Flow	\$2,800	\$4,571	\$6,438	\$10,477	\$22,625	\$58,744	\$119,047
Cash-On-Cash Return	7.09%	11.48%	16.02%	25.6%	52.65%	122.09%	216.39%
Equity							
Appreciated Home Value	\$453,200	\$466,796	\$480,800	\$510,081	\$591,323	\$794,689	\$1,067,996
Loan Balance	\$327,610	\$323,049	\$318,220	\$307,698	\$275,511	\$175,899	\$0
Total Equity	\$125,590	\$143,747	\$162,580	\$202,383	\$315,812	\$618,790	\$1,067,996
Point of Sale Re	turns						
Sale Price	\$453,200	\$466,796	\$480,800	\$510,081	\$591,323	\$794,689	\$1,067,996
Closing Costs	\$40,788	\$42,012	\$43,272	\$45,907	\$53,219	\$71,522	\$96,120
Loan Balance	\$327,610	\$323,049	\$318,220	\$307,698	\$275,511	\$175,899	\$0
Initial Investment	\$123,616	\$123,616	\$123,616	\$123,616	\$123,616	\$123,616	\$123,616
Profit on Sale	\$-38,814	\$-21,881	\$-4,308	\$32,860	\$138,977	\$423,652	\$848,260
Accumulative Cash Flow	\$2,800	\$7,371	\$13,809	\$32,690	\$120,255	\$529,871	\$1,423,697
Total Net Profit	\$-36,014	\$-14,510	\$9,501	\$65,550	\$259,232	\$953,523	\$2,271,95
Total ROI	-29.13%	-11.74%	7.69%	53.03%	209.71%	771.36%	1837.91%



Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$20,000
			Total	\$20,000