







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

Certifications/Education:

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

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

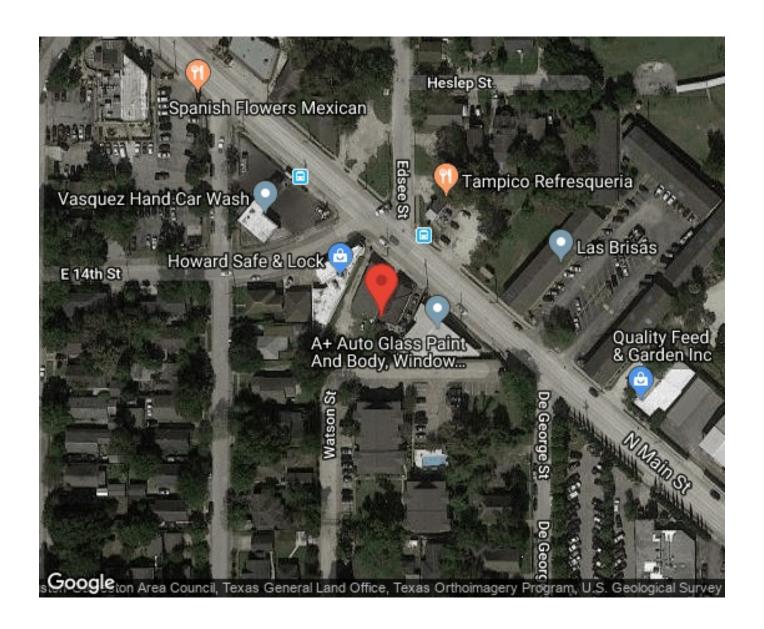
and Python

Awards/Recognition: Tech Awards in 2018



Property Information

4519 Main Street Houston, TX 77009



Property Details

Property Type: Single-Family

Bed(s): 3Full-Bath(s): 1Half-Bath(s): 0Building Sqft: 990

Lot Size: 5428

Tax Rate: 2.5264

County: Harris

Listing Information

List Price: \$319,900

List Status: Active
MLS Number: 81611597

Days on Market: 130

Property Description

Nicely remolded 3 bedroom, 1 bath home. 2 car detached garage. Popular location. Located near "Historic District". This property boundaries the Heights, Brooksmith, & Norhill areas. Great investment opportunity!!! Lease already in place! The sq. footage is larger (1400+) then tax record showa, per seller. Bedroom sizes are estimates. As is. No repairs.

Property Photos











4519 Main Street

Houston, TX 77009

\$319,900

3 Bed(s) 1 Full Baths 990 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 \$300,900

Loan Origination Fees

\$6,018

Purchase Closing Cost

\$6,018

Sale Closing Cost

\$50,400

Rehab Cost

\$100,000

After Repair Value (ARV)

\$560,000

Financing

Loan Type

Hard Money

Holding Period

6 Months

\$200,000

Down Payment

Loan Amount

\$264,419

Interest Rate

11%

Points Borrowed

2%

Gap Lender

No

Monthly Expenses

Property Taxes

\$633.50

Insurance

\$100

HOA/Association Fees

\$0

Maintenance

\$0

Other Costs

\$350

 Cost Per Month
 Cost Per Week
 Cost Per Day

 \$3,507.34
 \$876.84
 \$125.26

Month	Arv	Total Cash Investment	Total Loan Cost	Net Profit	Roi
0	\$560,000	\$463,336	\$5,288	\$91,376	19.72%
1	\$560,000	\$464,420	\$7,712	\$87,869	18.92%
2	\$560,000	\$465,503	\$10,136	\$84,361	18.12%
3	\$560,000	\$466,587	\$12,560	\$80,854	17.33%
4	\$560,000	\$467,670	\$14,984	\$77,346	16.54%
5	\$560,000	\$468,754	\$17,408	\$73,839	15.75%
6	\$560,000	\$469,837	\$19,831	\$70,332	14.97%
7	\$560,000 \$560,000	\$469,837 \$470,921	\$19,831 \$22,255	\$70,332 \$66,825	14.19%
7	\$560,000	\$470,921	\$22,255	\$66,825	14.19%
7	\$560,000 \$560,000	\$470,921 \$472,004	\$22,255 \$24,679	\$66,825 \$63,317	14.19% 13.41%
7 8 9	\$560,000 \$560,000 \$560,000	\$470,921 \$472,004 \$473,088	\$22,255 \$24,679 \$27,103	\$66,825 \$63,317 \$59,810	14.19% 13.41% 12.64%

Overview

Total Cash Investment

Rehab

\$469,837 \$100,000

\$560,000

Holding Period
6 Months

Investment Performance

Net Profit \$70,332

Return-On-Investment 14.97%

Holding Costs

Total Loan Cost \$19,831

Cost of Points \$5,288

Monthly Loan Interest \$2,424

Monthly Expenses \$1,084



ltem	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Bath	Standard	0 Sqft	\$0	\$0
Other costs				\$100,000
			Total	\$100,000