

## 4205 Rusk Street

Houston, TX77023
\$227,227

3 Bed(s) 1 Full Baths 1248 Sqft Tax Rate 2.6764\% Elementary School: LANTRIP ELEMENTARY SCHOOL Middle School: NAVARRO MIDDLE SCHOOL (HOUSTON) High School: AUSTIN HIGH SCHOOL (HOUSTON)


## Investment Cost

Offer Price
\$200,000
Loan Origination Fees \$4,000

Purchase Closing Cost
\$6,000
Sale Closing Cost
$\$ 4,800$
Rehab Cost
\$80,000

## Financing

Loan Type
Hard Money
Holding Period
6 Months
Down Payment
\$59,127
Loan Amount
\$236,509
Interest Rate
11\%
Points Borrowed
2\%
Gap Lender
No

## Monthly Expenses

Property Taxes
\$446.07
Insurance
\$20
HOA/Association Fees
\$0
Maintenance
\$20
Other Costs
\$350

Cost Per Month
\$836.07

Cost Per Week
\$209.02

Cost Per Day
\$29.86

| MONTH | ARV | TOTALCASH INVESTMENT | TOTALLOAN COST | NET PROFIT | ROI |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 0 | \$480,000 | \$294,800 | \$4,730 | \$180,470 | 61.22\% |
| 1 | \$480,000 | \$295,636 | \$6,898 | \$177,466 | 60.03\% |
| 2 | \$480,000 | \$296,472 | \$9,066 | \$174,462 | 58.85\% |
| 3 | \$480,000 | \$297,308 | \$11,234 | \$171,458 | 57.67\% |
| 4 | \$480,000 | \$298,144 | \$13,402 | \$168,454 | 56.50\% |
| 5 | \$480,000 | \$298,980 | \$15,570 | \$165,450 | 55.34\% |
| 6 | \$480,000 | \$299,816 | \$17,738 | \$162,446 | 54.18\% |
| 7 | \$480,000 | \$300,652 | \$19,906 | \$159,442 | 53.03\% |
| 8 | \$480,000 | \$301,489 | \$22,074 | \$156,437 | 51.89\% |
| 9 | \$480,000 | \$302,325 | \$24,242 | \$153,433 | 50.75\% |
| 10 | \$480,000 | \$303,161 | \$26,410 | \$150,429 | 49.62\% |
| 11 | \$480,000 | \$303,997 | \$28,578 | \$147,425 | 48.50\% |
| 12 | \$480,000 | \$304,833 | \$30,746 | \$144,421 | 47.38\% |

## Overview

| Total Cash Investment | Rehab |
| :--- | :--- |
| $\$ 299,816$ | $\$ 80,000$ |
| ARV | Holding Period |
| $\$ 480,000$ | 6 Months |

Investment Performance

Net Profit Return-On-Investment
\$162,446
54.18\%

Holding Costs

| Total Loan Cost | Cost of Points |
| :--- | :--- |
| $\$ 17,738$ | $\$ 4,730$ |
| Monthly Loan Interest | Monthly Expenses |
| $\$ 2,168$ | $\$ 836.07$ |

## Rehab Report

Item
Material Grade
Area (Sqft)
Price
(per Sqft)
Budget (\$)

Other costs
\$80,000
Total
\$80,000

