



4205 Rusk Street

Houston, TX 77023

\$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 Cost Per Week Cost Per Day \$836.07 \$209.02 \$29.86

MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN 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

Holding Period

Total Cash Investment Rehab \$299,816 \$80,000

\$480,000 6 Months

ARV

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

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