

# **Property Information**

4410 Belle Hollow Drive Houston, TX 77084

### **Property Details**

Property Type: Single-Family

Bed(s): 3
Full-Bath(s): 2
Half-Bath(s): 0

Building Sqft: 1826 Sqft.

Lot Size: 7659 Sqft.

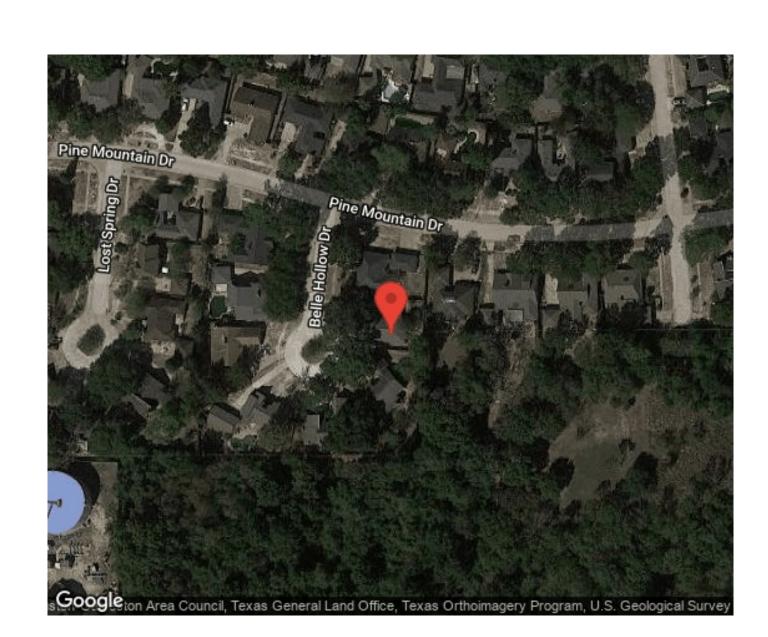
Tax Rate: 2.42448%

County: Harris

### **Listing Information**

List Price: \$192,000 List Status: Active

MLS Number:



# Property Photos





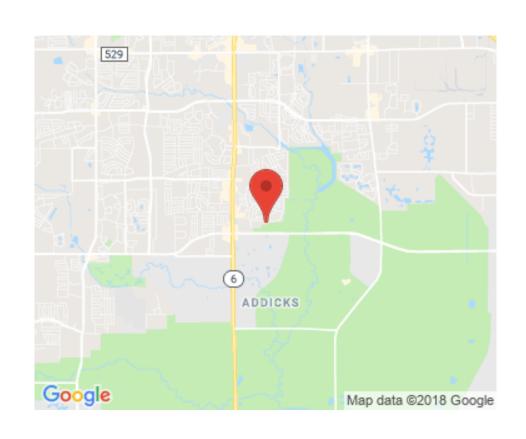


#### 4410 Belle Hollow Drive

Houston, TX 77084

\$192,000

3 Bed(s) 2 Full Baths 1826 Sqft Tax Rate 2.42448%



### Investment Cost

Offer Price \$90,000

Loan Origination Fees

\$1,800

Purchase Closing Cost

\$2,700

Sale Closing Cost

\$15,360

Rehab Cost

\$55,000

After Repair Value (ARV)

\$192,000

# Financing

Loan Type

Cash

Holding Period 6 Months

## Monthly Expenses

Property Taxes

\$181.84

Insurance

\$20

**HOA/Association Fees** 

\$30

Maintenance

\$10

Other Costs

\$300

Cost Per Month	Cost Per Week	Cost Per Day
\$541.84	\$135.46	\$19.35

MONTH	ARV	TOTAL CASH INVESTMENT	NET PROFIT	ROI
0	\$192,000	\$164,860	\$27,140	16.46%
1	\$192,000	\$165,402	\$26,598	16.08%
2	\$192,000	\$165,944	\$26,056	15.70%
3	\$192,000	\$166,486	\$25,514	15.33%
4	\$192,000	\$167,027	\$24,973	14.95%
5	\$192,000	\$167,569	\$24,431	14.58%
6	\$192,000	\$168,111	\$23,889	14.21%
7	\$192,000	\$168,653	\$23,347	13.84%
8	\$192,000	\$169,195	\$22,805	13.48%
9	\$192,000	\$169,737	\$22,263	13.12%
10	\$192,000	\$170,278	\$21,722	12.76%
11	\$192,000	\$170,820	\$21,180	12.40%
12	\$192,000	\$171,362	\$20,638	12.04%

### **Overview**

Total Cash Investment \$168,111

ARV \$192,000 Rehab \$55,000

Holding Period 6 Months

#### Investment Performance

Net Profit \$23,889

Return-On-Investment 14.21%

### **Holding Costs**

Monthly Expenses \$542



# Rehab Report

ltem	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Bath	Standard	0 Sqft	\$0	\$0
Other costs				\$55,000
			Total	\$55,000