

Property Information

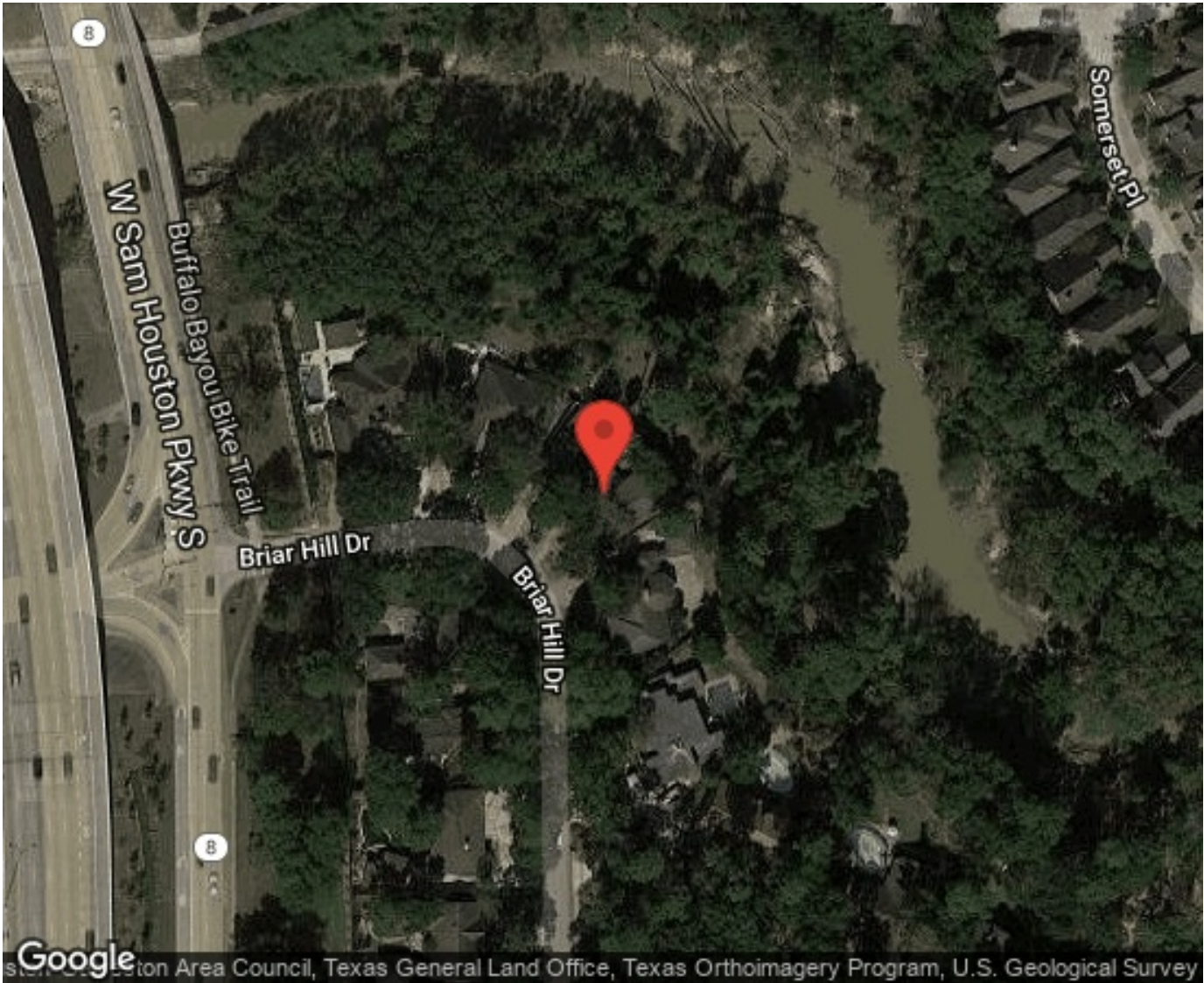
11 Briar Hill Drive
Houston, TX 77042

Property Details

Property Type:	Single-Family
Bed(s):	4
Full-Bath(s):	3
Half-Bath(s):	0
Building Sqft:	2566 Sqft.
Lot Size:	12661 Sqft.
Tax Rate:	2.52635%
County:	Harris

Listing Information

List Price:	\$360,000
List Status:	Active
MLS Number:	



Property Photos





11 Briar Hill Drive

Houston, TX 77042

\$360,000

4 Bed(s) 3 Full Baths 2566 Sqft Tax Rate 2.52635%



Investment Cost

Offer Price
\$366,000

Loan Origination Fees
\$7,320

Purchase Closing Cost
\$10,980

Sale Closing Cost
\$58,500

Rehab Cost
\$90,000

After Repair Value (ARV)
\$625,000

Monthly Expenses

Property Taxes
\$770.54

Insurance
\$200

HOA/Association Fees
\$80

Maintenance
\$0

Other Costs
\$350

Financing

Loan Type
Hard Money

Holding Period
6 Months

Down Payment
\$88,856

Loan Amount
\$355,424

Interest Rate
13%

Points Borrowed
2%

Gap Lender
No

Cost Per Month
\$5,250.97

Cost Per Week
\$1,312.74

Cost Per Day
\$187.53

MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN COST	NET PROFIT	ROI
0	\$625,000	\$532,800	\$7,108	\$85,092	15.97%
1	\$625,000	\$534,201	\$10,959	\$79,840	14.95%
2	\$625,000	\$535,601	\$14,809	\$74,590	13.93%
3	\$625,000	\$537,002	\$18,660	\$69,338	12.91%
4	\$625,000	\$538,402	\$22,510	\$64,088	11.90%
5	\$625,000	\$539,803	\$26,361	\$58,836	10.90%
6	\$625,000	\$541,203	\$30,211	\$53,586	9.90%
7	\$625,000	\$542,604	\$34,061	\$48,335	8.91%
8	\$625,000	\$544,004	\$37,912	\$43,084	7.92%
9	\$625,000	\$545,405	\$41,762	\$37,833	6.94%
10	\$625,000	\$546,805	\$45,613	\$32,582	5.96%
11	\$625,000	\$548,206	\$49,463	\$27,331	4.99%
12	\$625,000	\$549,606	\$53,314	\$22,080	4.02%

Overview

Total Cash Investment	Rehab
\$541,203	\$90,000
ARV	Holding Period
\$625,000	6 Months

Investment Performance

Net Profit	Return-On-Investment
\$53,586	9.90%

Holding Costs

Total Loan Cost	Cost of Points
\$30,211	\$7,108
Monthly Loan Interest	Monthly Expenses
\$3,850	\$1,401



Rehab Report

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$90,000
Total				\$90,000