

Property Information

5514 Beaver Lodge Drive Houston, TX 77345

Property Details

Property Type: Single-Family

Bed(s): 4
Full-Bath(s): 2
Half-Bath(s): 1

Building Sqft: 3715 Sqft.

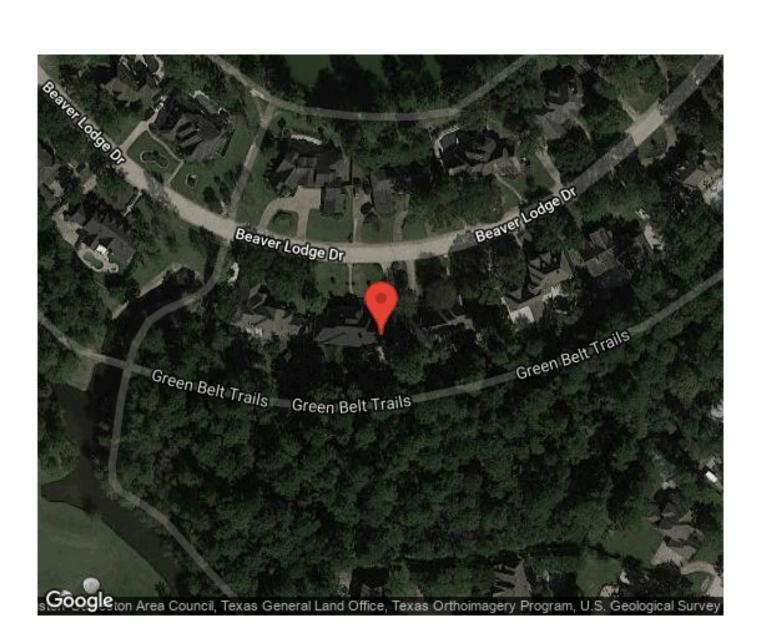
Lot Size: 19808 Sqft.

Tax Rate: 2.8472%

County: Harris

Listing Information

List Price: \$475,000
List Status: Active
MLS Number: 97911463



Property Photos







5514 Beaver Lodge Drive

Houston, TX 77345

\$475,000

4 Bed(s) 2 Full Baths Half-bath 1 3715 Sqft Tax Rate 2.8472% Elementary School: Willow Creek Elementary School (humble) Middle School: Riverwood Middle School High School: Kingwood High School



Investment Cost

Offer Price \$475,000

Loan Origination Fees

\$9,500

Purchase Closing Cost

\$14,250

Sale Closing Cost

\$45,000

Rehab Cost

\$50,000

After Repair Value (ARV)

\$500,000

Financing

Loan Type

Hard Money

Holding Period

6 Months

Down Payment \$119,105

Loan Amount

\$476,422

Interest Rate

11%

Points Borrowed

2%

Gap Lender

No

Monthly Expenses

Property Taxes

\$1,127.02

Insurance

\$200

HOA/Association Fees

\$100

Maintenance

\$0

Other Costs

\$350

Cost Per Month **\$6,144.22**

Cost Per Week **\$1,536.06**

Cost Per Day **\$219.44**

	MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN COST	NET PROFIT	ROI	
	0	\$500,000	\$593,750	\$9,528	\$-103,278	-17.39%	
	1	\$500,000	\$595,527	\$13,896	\$-109,423	-18.37%	
	2	\$500,000	\$597,304	\$18,263	\$-115,567	-19.35%	
	3	\$500,000	\$599,081	\$22,630	\$-121,711	-20.32%	
	4	\$500,000	\$600,858	\$26,997	\$-127,855	-21.28%	
	5	\$500,000	\$602,635	\$31,364	\$-133,999	-22.24%	
	6	\$500,000	\$604,412	\$35,732	\$-140,144	-23.19%	
	7	\$500,000	\$606,189	\$40,099	\$-146,288	-24.13%	
	8	\$500,000	\$607,966	\$44,466	\$-152,432	-25.07%	
	9	\$500,000	\$609,743	\$48,833	\$-158,576	-26.01%	
	10	\$500,000	\$611,520	\$53,200	\$-164,720	-26.94%	
	11	\$500,000	\$613,297	\$57,568	\$-170,865	-27.86%	
	12	\$500,000	\$615,074	\$61,935	\$-177,009	-28.78%	

Overview

Total Cash Investment Rehab \$604,412 \$50,000

ARV Holding Period \$500,000 6 Months

Investment Performance

Net Profit Return-On-Investment \$-140,144 -23.19%

Holding Costs

Total Loan Cost \$35,732

Cost of Points \$9,528

Monthly Loan Interest \$4,367

Monthly Expenses \$1,777



Rehab Report

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$50,000
			Total	\$50,000