

Property Information

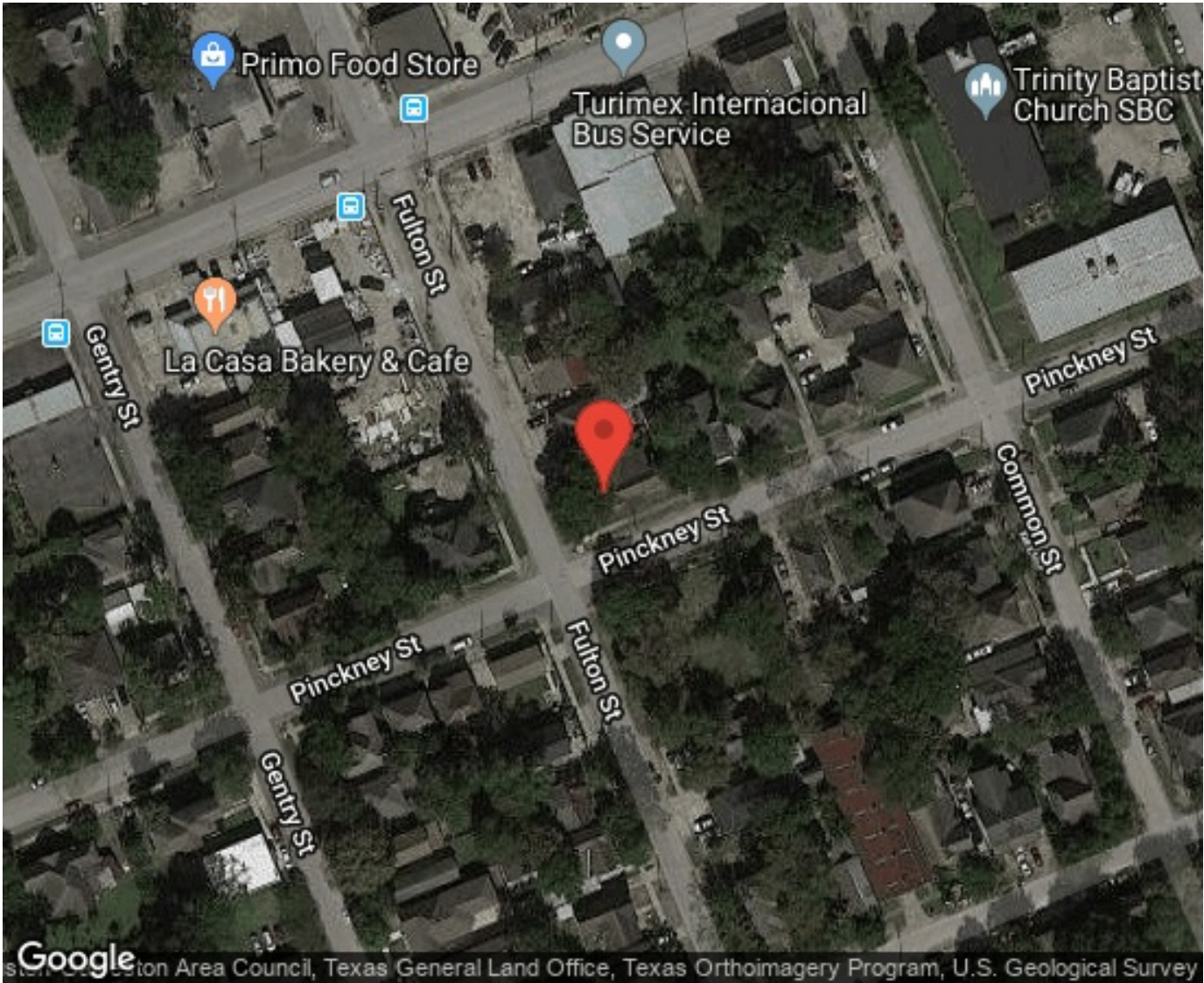
1804 Fulton Street
Houston, TX 77009

Property Details

| | |
|----------------|---------------|
| Property Type: | Single-Family |
| Bed(s): | 3 |
| Full-Bath(s): | 2 |
| Half-Bath(s): | 0 |
| Building Sqft: | 1502 Sqft. |
| Lot Size: | 5000 Sqft. |
| Tax Rate: | 2.5264% |
| County: | Harris |

Listing Information

| | |
|--------------|-----------|
| List Price: | \$225,000 |
| List Status: | Active |
| MLS Number: | 89607319 |



Property Photos





1804 Fulton Street

Houston, TX 77009

\$225,000

3 Bed(s) 2 Full Baths 1502 Sqft Tax Rate 2.5264%

Elementary School: Ketelsen Elementary School

Middle School: Marshall Middle School

High School: Northside High School



Investment Cost

Offer Price
\$335,000

Loan Origination Fees
\$6,700

Purchase Closing Cost
\$10,050

Sale Closing Cost
\$40,500

Rehab Cost
\$80,000

After Repair Value (ARV)
\$450,000

Monthly Expenses

Property Taxes
\$705.29

Insurance
\$200

HOA/Association Fees
\$20

Maintenance
\$20

Other Costs
\$350

Financing

Loan Type
Hard Money

Holding Period
6 Months

Down Payment
\$34,729

Loan Amount
\$342,146

Interest Rate
11%

Points Borrowed
2%

Gap Lender
No

Cost Per Month
\$4,431.63

Cost Per Week
\$1,107.91

Cost Per Day
\$158.27

| MONTH | ARV | TOTAL CASH INVESTMENT | TOTAL LOAN COST | NET PROFIT | ROI |
|-------|-----------|-----------------------|-----------------|------------|---------|
| 0 | \$450,000 | \$472,250 | \$6,843 | \$-29,093 | -6.16% |
| 1 | \$450,000 | \$473,545 | \$9,979 | \$-33,524 | -7.08% |
| 2 | \$450,000 | \$474,841 | \$13,116 | \$-37,957 | -7.99% |
| 3 | \$450,000 | \$476,136 | \$16,252 | \$-42,388 | -8.90% |
| 4 | \$450,000 | \$477,431 | \$19,388 | \$-46,819 | -9.81% |
| 5 | \$450,000 | \$478,726 | \$22,525 | \$-51,251 | -10.71% |
| 6 | \$450,000 | \$480,022 | \$25,661 | \$-55,683 | -11.60% |
| 7 | \$450,000 | \$481,317 | \$28,797 | \$-60,114 | -12.49% |
| 8 | \$450,000 | \$482,612 | \$31,934 | \$-64,546 | -13.37% |
| 9 | \$450,000 | \$483,908 | \$35,070 | \$-68,978 | -14.25% |
| 10 | \$450,000 | \$485,203 | \$38,206 | \$-73,409 | -15.13% |
| 11 | \$450,000 | \$486,498 | \$41,343 | \$-77,841 | -16% |
| 12 | \$450,000 | \$487,793 | \$44,479 | \$-82,272 | -16.87% |

Overview

| | |
|-----------------------|----------------|
| Total Cash Investment | Rehab |
| \$480,022 | \$80,000 |
| ARV | Holding Period |
| \$450,000 | 6 Months |

Investment Performance

| | |
|------------|----------------------|
| Net Profit | Return-On-Investment |
| \$-55,683 | -11.60% |

Holding Costs

| | |
|-----------------------|------------------|
| Total Loan Cost | Cost of Points |
| \$25,661 | \$6,843 |
| Monthly Loan Interest | Monthly Expenses |
| \$3,136 | \$1,295 |



Rehab Report

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