

# Property Information

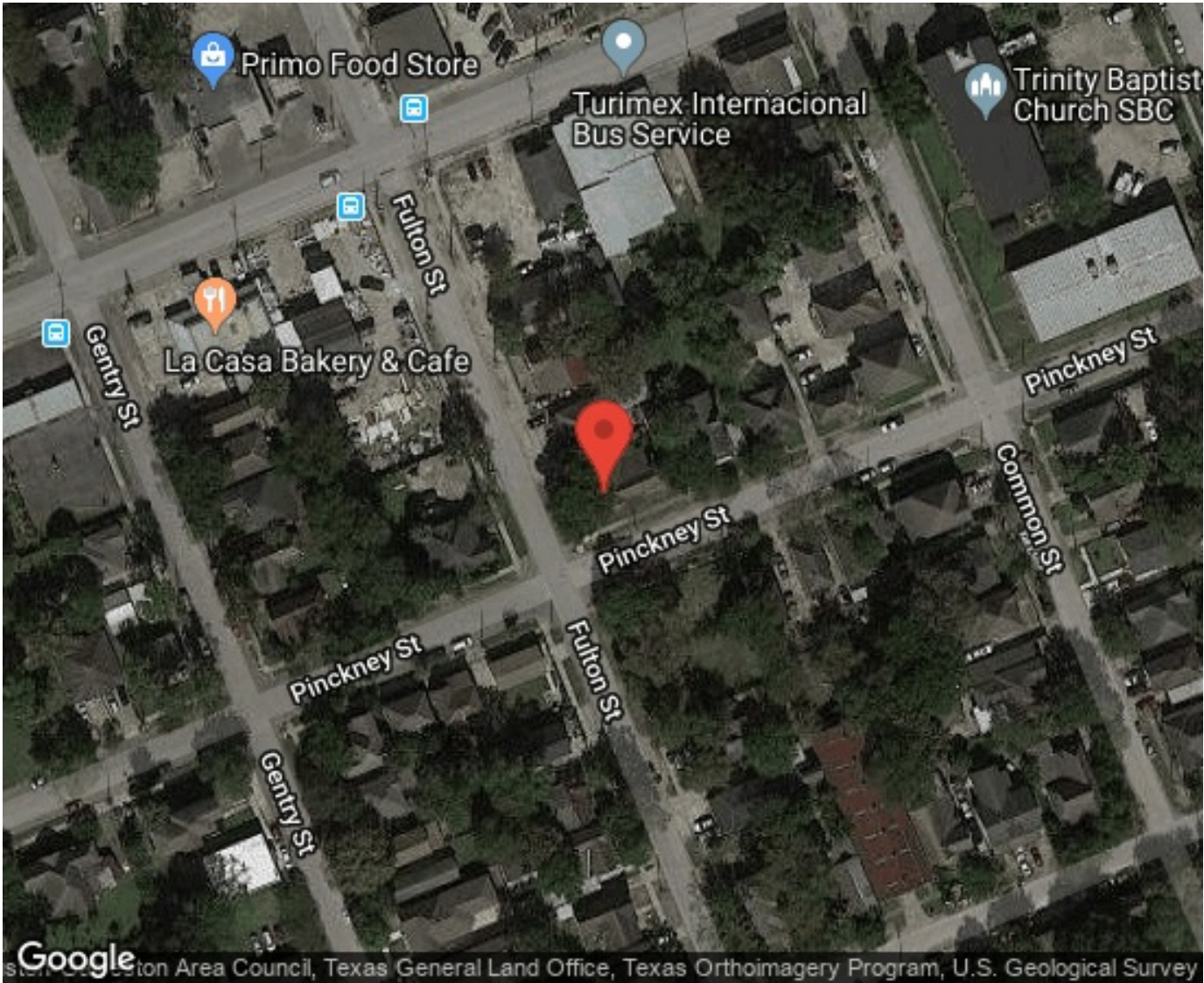
1804 Fulton Street  
Houston, TX 77009

## 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