

# Property Information

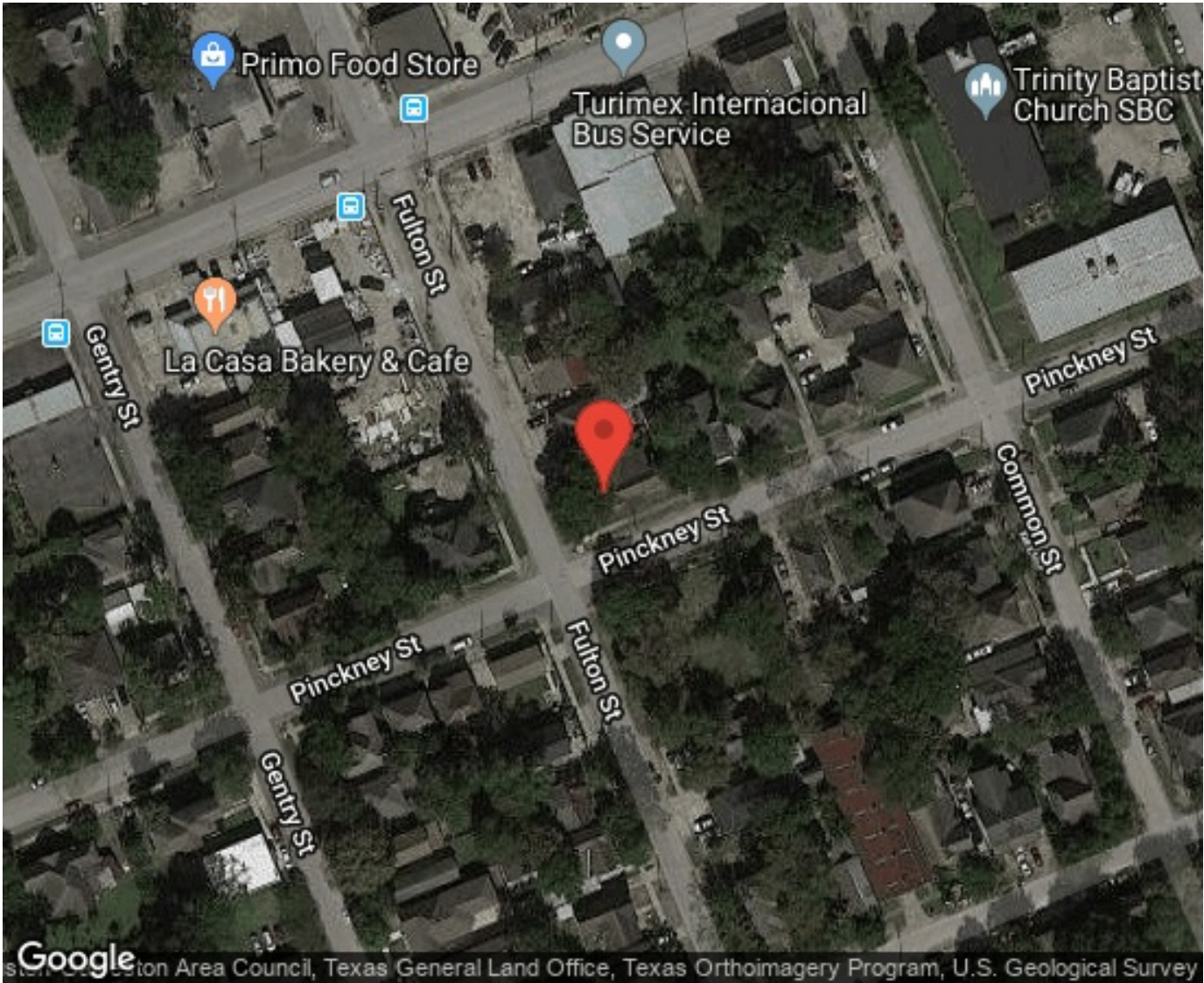
1804 Fulton Street  
Houston, TX 77009

## 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  
\$215,000

Loan Origination Fees  
\$4,300

Purchase Closing Cost  
\$6,450

Sale Closing Cost  
\$40,500

Rehab Cost  
\$80,000

After Repair Value (ARV)  
\$450,000

### Financing

Loan Type  
Hard Money

Holding Period  
6 Months

Down Payment  
\$34,729

Loan Amount  
\$312,563

Interest Rate  
11%

Points Borrowed  
2%

Gap Lender  
No

### Monthly Expenses

Property Taxes  
\$452.65

Insurance  
\$200

HOA/Association Fees  
\$20

Maintenance  
\$20

Other Costs  
\$350

	Cost Per Month	Cost Per Week	Cost Per Day		
	\$3,907.81	\$976.95	\$139.56		
MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN COST	NET PROFIT	ROI
0	\$450,000	\$346,250	\$6,251	\$97,499	28.16%
1	\$450,000	\$347,293	\$9,116	\$93,591	26.95%
2	\$450,000	\$348,335	\$11,982	\$89,683	25.75%
3	\$450,000	\$349,378	\$14,847	\$85,775	24.55%
4	\$450,000	\$350,421	\$17,712	\$81,867	23.36%
5	\$450,000	\$351,463	\$20,577	\$77,960	22.18%
6	\$450,000	\$352,506	\$23,442	\$74,052	21.01%
7	\$450,000	\$353,549	\$26,307	\$70,144	19.84%
8	\$450,000	\$354,591	\$29,173	\$66,236	18.68%
9	\$450,000	\$355,634	\$32,038	\$62,328	17.53%
10	\$450,000	\$356,677	\$34,903	\$58,421	16.38%
11	\$450,000	\$357,719	\$37,768	\$54,513	15.24%
12	\$450,000	\$358,762	\$40,633	\$50,605	14.11%

#### Overview

Total Cash Investment	Rehab
\$352,506	\$80,000
ARV	Holding Period
\$450,000	6 Months

#### Investment Performance

Net Profit	Return-On-Investment
\$74,052	21.01%

#### Holding Costs

Total Loan Cost	Cost of Points
\$23,442	\$6,251
Monthly Loan Interest	Monthly Expenses
\$2,865	\$1,043



# Rehab Report

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