

Property Information

4205 Rusk Street Houston, TX 77023

Property Details

Property Type: Single-Family

Bed(s): 3
Full-Bath(s): 1
Half-Bath(s): 0

Building Sqft: 1248 Sqft.

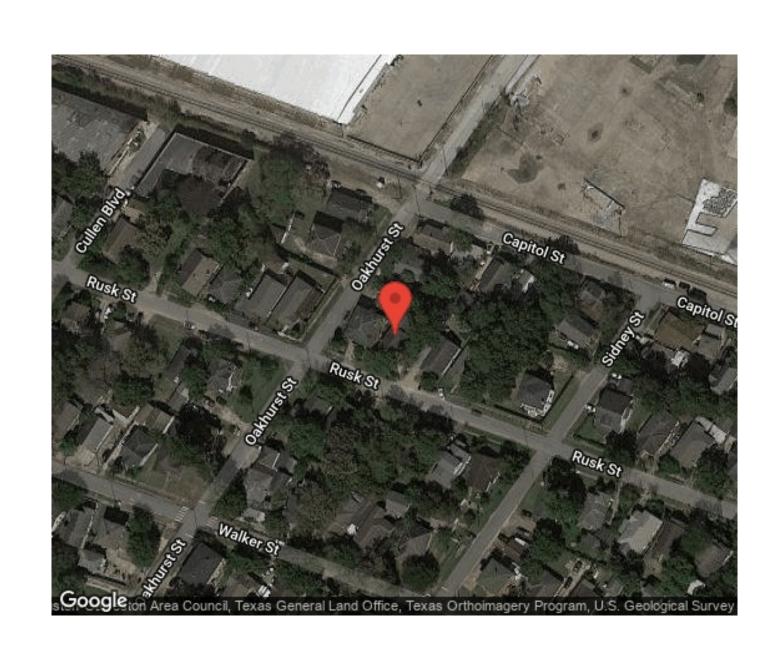
Lot Size: 5000 Sqft.

Tax Rate: 2.6764%

County: Harris

Listing Information

List Price: \$227,227
List Status: Active
MLS Number: 23419032
Days On Market: 222 Days



Property Photos















4205 Rusk Street

Houston, TX 77023

\$227,227

3 Bed(s) 1 Full Baths 1248 Sqft Tax Rate 2.6764% Elementary School: Lantrip Elementary School Middle School: Navarro Middle School (houston) High School: Austin High School (houston)



Investment Cost

Offer Price \$200,000

Loan Origination Fees

\$4,000

Purchase Closing Cost

\$6,000

Sale Closing Cost

\$43,200

Rehab Cost

\$80,000

After Repair Value (ARV)

\$480,000

Monthly Expenses

Property Taxes

\$446.07

Insurance

\$150

HOA/Association Fees

\$0

Maintenance

\$30

Other Costs

\$350

Cost Per Month \$3,426.70

Cost Per Week \$856.67

Cost Per Day \$122.38

MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN COST	NET PROFIT	ROI
0	\$480,000	\$333,200	\$5,347	\$141,453	42.45%
1	\$480,000	\$334,176	\$7,797	\$138,027	41.30%
2	\$480,000	\$335,152	\$10,248	\$134,600	40.16%
3	\$480,000	\$336,128	\$12,699	\$131,173	39.02%
4	\$480,000	\$337,104	\$15,149	\$127,747	37.90%
5	\$480,000	\$338,080	\$17,600	\$124,320	36.77%
6	\$480,000	\$339,056	\$20,051	\$120,893	35.66%
7	\$480,000	\$340,032	\$22,501	\$117,467	34.55%
8	\$480,000	\$341,009	\$24,952	\$114,039	33.44%
9	\$480,000	\$341,985	\$27,402	\$110,613	32.34%
10	\$480,000	\$342,961	\$29,853	\$107,186	31.25%
11	\$480,000	\$343,937	\$32,304	\$103,759	30.17%
12	\$480,000	\$344,913	\$34,754	\$100,333	29.09%

Financing

Loan Type

Hard Money

Holding Period

6 Months

Down Payment \$66,835

Loan Amount

\$267,341

Interest Rate

11%

Points Borrowed

2%

Gap Lender

No

Overview

Total Cash Investment

Rehab

\$339,056 \$80,000

ARV \$480,000

Holding Period 6 Months

Investment Performance

Net Profit Return-On-Investment

\$120,893 35.66% **Holding Costs**

Total Loan Cost \$20,051

Cost of Points \$5,347

Monthly Loan Interest

Monthly Expenses

\$2,451

\$976



Rehab Report

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Bath	Standard	0 Sqft	\$ O	\$0
Bedroom	Standard	0 Sqft	\$ O	\$0
Other costs				\$80,000
			Total	\$80,000