

# **Property Information**

26 Champion Villa Drive Houston, TX 77069

## Property Details

Property Type: Single-Family

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

Building Sqft: 3093 Sqft.

Lot Size: 4273 Sqft.

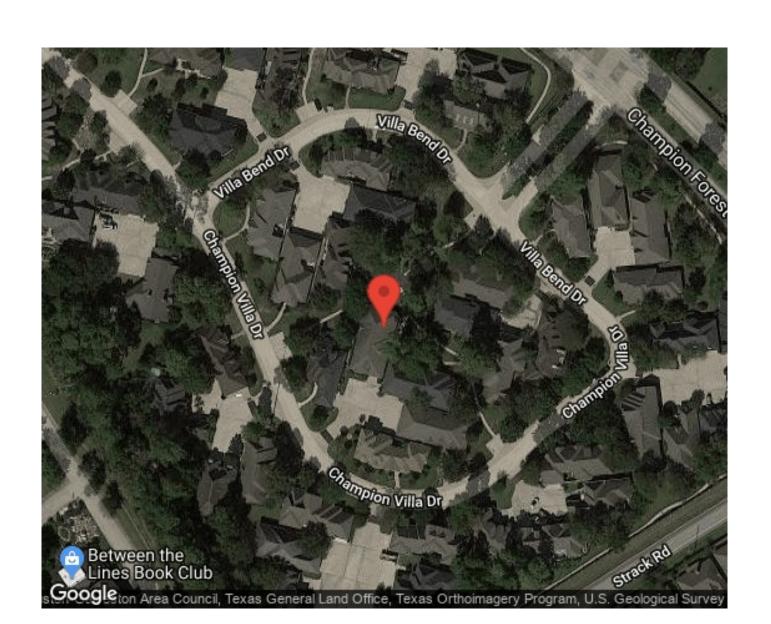
Tax Rate: 2.56%

County: Harris

### Listing Information

List Price: \$170,000 List Status: Active

MLS Number:



### **Property Photos**





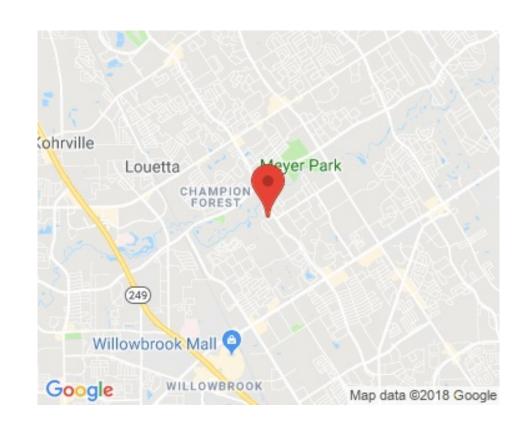


#### 26 Champion Villa Drive

Houston, TX 77069

\$170,000

3 Bed(s) 3 Full Baths 3093 Sqft Tax Rate 2.56%



#### Investment Cost

Offer Price \$170,000

Loan Origination Fees

\$3,400

Purchase Closing Cost

\$5,100

Sale Closing Cost

\$27,900

Rehab Cost

\$80,000

After Repair Value (ARV)

\$290,000

## Monthly Expenses

Property Taxes

\$362.67

Insurance

\$200

**HOA/Association Fees** 

\$200

Maintenance

\$20

Other Costs

\$300

Cost Per Month \$3,190.88

Cost Per Week **\$797.72** 

Cost Per Day **\$113.96** 

MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN COST	NET PROFIT	ROI
0	\$290,000	\$286,400	\$4,600	\$-1,000	-0.35%
1	\$290,000	\$287,483	\$6,708	\$-4,191	-1.46%
2	\$290,000	\$288,565	\$8,816	\$-7,381	-2.56%
3	\$290,000	\$289,648	\$10,924	\$-10,572	-3.65%
4	\$290,000	\$290,731	\$13,033	\$-13,764	-4.73%
5	\$290,000	\$291,813	\$15,141	\$-16,954	-5.81%
6	\$290,000	\$292,896	\$17,249	\$-20,145	-6.88%
7	\$290,000	\$293,979	\$19,357	\$-23,336	-7.94%
8	\$290,000	\$295,061	\$21,465	\$-26,526	-8.99%
9	\$290,000	\$296,144	\$23,574	\$-29,718	-10.03%
10	\$290,000	\$297,227	\$25,682	\$-32,909	-11.07%
11	\$290,000	\$298,309	\$27,790	\$-36,099	-12.10%
12	\$290,000	\$299,392	\$29,898	\$-39,290	-13.12%

# Financing

Loan Type

Hard Money

**Holding Period** 

8 Months

Down Payment

Loan Amount

\$57,496

\$229,986

Interest Rate

11%

Points Borrowed

2%

Gap Lender

No

#### **Overview**

Total Cash Investment

ARV

\$290,000

\$295,061

Holding Perio

Rehab

\$80,000

Holding Period 8 Months

#### Investment Performance

Net Profit \$-26,526

Return-On-Investment -8.99%

#### Holding Costs

Total Loan Cost \$21,465

Cost of Points \$4,600

Monthly Loan Interest \$2,108

Monthly Expenses \$1,083

\*DISCLAIMER: ANY EARNINGS OR INCOME STATEMENTS, OR EARNINGS OR INCOME EXAMPLES, ARE ONLY ESTIMATES OF WHAT WE THINK YOU COULD EARN. THERE IS NO ASSURANCE
YOU'LL DO AS WELL. IF YOU RELY UPON OUR FIGURES, YOU MUST ACCEPT THE RISK OF NOT DOING AS WELL.



# Rehab Report

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