

Property Information

63 Champion Villa Drive Houston, TX 77069

Property Details

Property Type: Single-Family

Bed(s): 3 Full-Bath(s): 2 Half-Bath(s): 1

Building Sqft: 3279 Sqft.

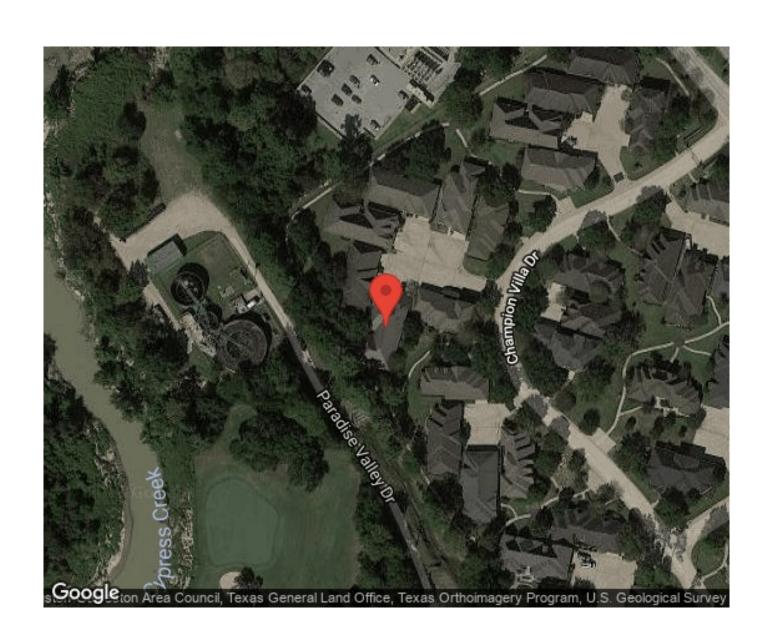
Lot Size: 4275 Sqft.

Tax Rate: 2.5615%

County: Harris

Listing Information

List Price: \$299,000
List Status: Active
MLS Number: 30692742



Property Photos







63 Champion Villa Drive

Houston, TX 77069

\$299,000

3 Bed(s) 2 Full Baths Half-bath 1 3279 Sqft Tax Rate 2.5615% Elementary School: Yeager Elementary School (cypress-fairbanks) Middle School: Bleyl Middle School High School: Cypress Creek High School



Investment Cost

Offer Price \$299,000

Loan Origination Fees

\$5,980

Purchase Closing Cost

\$8,970

Sale Closing Cost

\$49,500

Rehab Cost

\$80,000

After Repair Value (ARV)

\$550,000

Financing

Loan Type

Hard Money

Holding Period

6 Months

Down Payment

\$88,926

Loan Amount \$355,702

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Interest Rate 11%

Points Borrowed 2%

270

Gap Lender

No

Monthly Expenses

Property Taxes

\$638.24

Insurance

\$200

HOA/Association Fees

\$10

Maintenance

\$30

Other Costs

\$300

Cost Per Month **\$4,438.84**

Cost Per Week **\$1,109.71**

Cost Per Day **\$158.53**

	MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN COST	NET PROFIT	ROI	
	0	\$550,000	\$443,450	\$7,114	\$99,436	22.42%	
	1	\$550,000	\$444,628	\$10,375	\$94,997	21.37%	
	2	\$550,000	\$445,806	\$13,635	\$90,559	20.31%	
	3	\$550,000	\$446,985	\$16,896	\$86,119	19.27%	
	4	\$550,000	\$448,163	\$20,156	\$81,681	18.23%	
	5	\$550,000	\$449,341	\$23,417	\$77,242	17.19%	
	6	\$550,000	\$450,519	\$26,678	\$72,803	16.16%	
	7	\$550,000	\$451,698	\$29,938	\$68,364	15.13%	
	8	\$550,000	\$452,876	\$33,199	\$63,925	14.12%	
	9	\$550,000	\$454,054	\$36,459	\$59,487	13.10%	
	10	\$550,000	\$455,232	\$39,720	\$55,048	12.09%	
	11	\$550,000	\$456,411	\$42,981	\$50,608	11.09%	
	12	\$550,000	\$457,589	\$46,241	\$46,170	10.09%	

Overview

Total Cash Investment \$450,519

Rehab \$80,000

\$550,000

Holding Period 6 Months

Investment Performance

Net Profit Return-On-Investment \$72,803 16.16%

Holding Costs

Total Loan Cost \$26,678

Cost of Points \$7,114

Monthly Loan Interest \$3,261

Monthly Expenses \$1,178



Rehab Report

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