

# Property Information

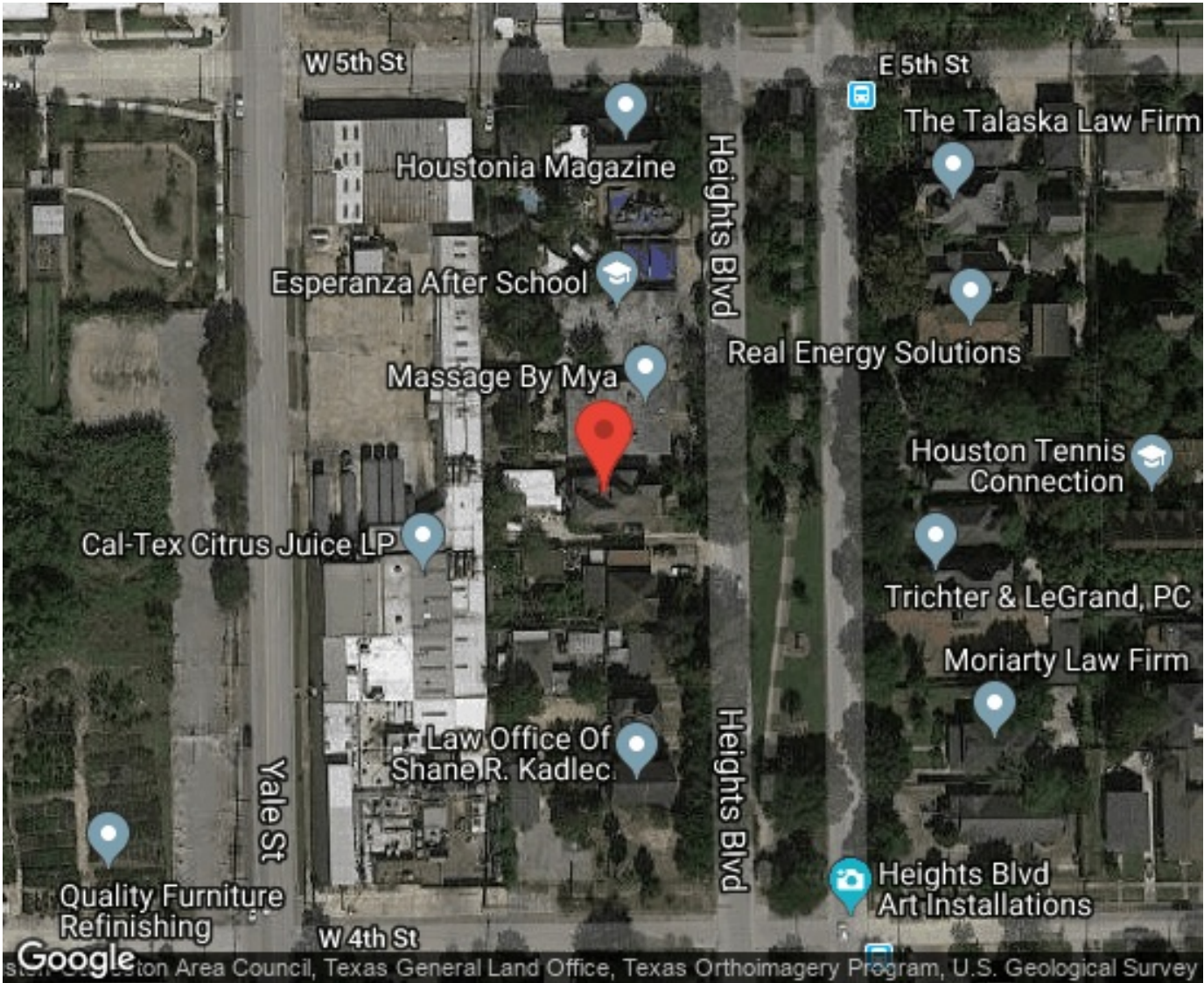
425 Heights Boulevard  
Houston, TX 77007

## Property Details

Property Type:	Multi-Family
Bed(s):	0
Full-Bath(s):	0
Half-Bath(s):	0
Building Sqft:	4516 Sqft.
Lot Size:	9375 Sqft.
Tax Rate:	2.5264%
County:	Harris

## Listing Information

List Price:	\$849,000
List Status:	Active
MLS Number:	80965214
Days On Market:	161 Days



## Property Photos







## 425 Heights Boulevard

Houston, TX 77007

\$849,000

0 Bed(s) 0 Full Baths 4516 Sqft Tax Rate 2.5264%

Elementary School: Harvard Elementary School

Middle School: Hogg Middle School (houston)

High School: Heights High School



### Investment Cost

Offer Price  
\$800,000

Loan Origination Fees  
\$16,000

Purchase Closing Cost  
\$24,000

Sale Closing Cost  
\$117,000

Rehab Cost  
\$120,000

After Repair Value (ARV)  
\$1,300,000

### Financing

Loan Type  
Hard Money

Holding Period  
6 Months

Down Payment  
\$107,925

Loan Amount  
\$971,329

Interest Rate  
11%

Points Borrowed  
2%

Gap Lender  
No

### Monthly Expenses

Property Taxes  
\$1,684.27

Insurance  
\$200

HOA/Association Fees  
\$0

Maintenance  
\$20

Other Costs  
\$350

Cost Per Month  
\$11,158.12

Cost Per Week  
\$2,789.53

Cost Per Day  
\$398.50

MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN COST	NET PROFIT	ROI
0	\$1,300,000	\$1,077,000	\$19,427	\$203,573	18.90%
1	\$1,300,000	\$1,079,254	\$28,330	\$192,416	17.83%
2	\$1,300,000	\$1,081,509	\$37,234	\$181,257	16.76%
3	\$1,300,000	\$1,083,763	\$46,138	\$170,099	15.70%
4	\$1,300,000	\$1,086,017	\$55,042	\$158,941	14.64%
5	\$1,300,000	\$1,088,271	\$63,946	\$147,783	13.58%
6	\$1,300,000	\$1,090,526	\$72,850	\$136,624	12.53%
7	\$1,300,000	\$1,092,780	\$81,754	\$125,466	11.48%
8	\$1,300,000	\$1,095,034	\$90,657	\$114,309	10.44%
9	\$1,300,000	\$1,097,288	\$99,561	\$103,151	9.40%
10	\$1,300,000	\$1,099,543	\$108,465	\$91,992	8.37%
11	\$1,300,000	\$1,101,797	\$117,369	\$80,834	7.34%
12	\$1,300,000	\$1,104,051	\$126,273	\$69,676	6.31%

#### Overview

Total Cash Investment	Rehab
\$1,090,526	\$120,000
ARV	Holding Period
\$1,300,000	6 Months

#### Investment Performance

Net Profit	Return-On-Investment
\$136,624	12.53%

#### Holding Costs

Total Loan Cost	Cost of Points
\$72,850	\$19,427
Monthly Loan Interest	Monthly Expenses
\$8,904	\$2,254



# Rehab Report

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$120,000
Total				\$120,000