

Property Information

1066 Lamonte Lane Houston, TX 77018

Property Details

Property Type: Single-Family

Bed(s): 2
Full-Bath(s): 1
Half-Bath(s): 0

Building Sqft: 1173 Sqft.

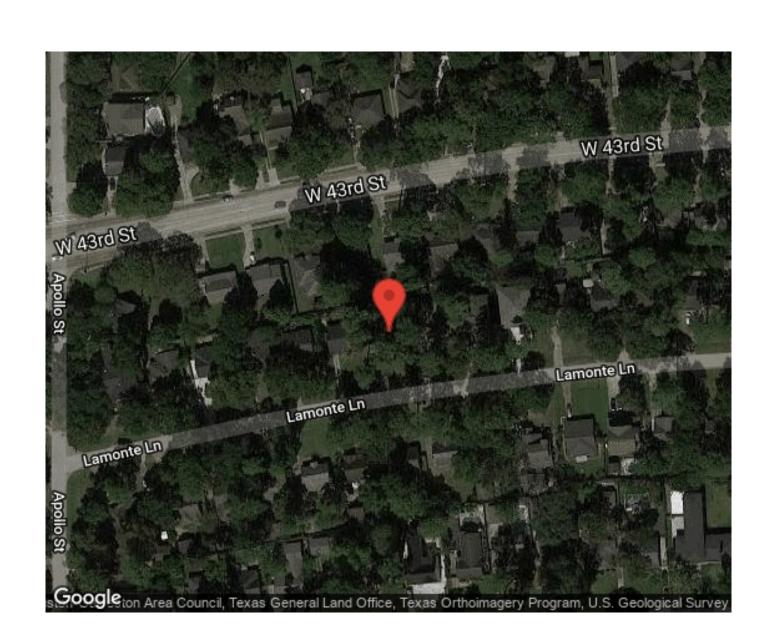
Lot Size: 6070 Sqft.

Tax Rate: 2.5256%

County: Harris

Listing Information

List Price: \$320,000
List Status: Active
MLS Number: 11254266
Days On Market: 67 Days



Property Photos









1066 Lamonte Lane

Houston, TX 77018

\$320,000

2 Bed(s) 1 Full Baths 1173 Sqft Tax Rate 2.5256% Elementary School: Garden Oaks Elementary School Middle School: Black Middle School High School: Waltrip High School



Investment Cost

Offer Price \$310,000

Loan Origination Fees

\$3,100

Purchase Closing Cost

\$6,200

Sale Closing Cost

\$99,000

Rehab Cost

\$550,000

After Repair Value (ARV)

\$1,100,000

Monthly Expenses

Property Taxes

\$652.45

Insurance

\$200

HOA/Association Fees

\$0

Maintenance

\$0

Other Costs

\$350

Cost Per Day Cost Per Month Cost Per Week \$223.56 \$6,259.80 \$1,564.95

MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN COST	NET PROFIT	ROI
0	\$1,100,000	\$968,300	\$18,965	\$112,735	11.64%
1	\$1,100,000	\$969,502	\$24,022	\$106,476	10.98%
2	\$1,100,000	\$970,705	\$29,080	\$100,215	10.32%
3	\$1,100,000	\$971,907	\$34,137	\$93,956	9.67%
4	\$1,100,000	\$973,110	\$39,194	\$87,696	9.01%
5	\$1,100,000	\$974,312	\$44,252	\$81,436	8.36%
6	\$1,100,000	\$975,515	\$49,309	\$75,176	7.71%
7	\$1,100,000	\$976,717	\$54,366	\$68,917	7.06%
8	\$1,100,000	\$977,920	\$59,424	\$62,656	6.41%
9	\$1,100,000	\$979,122	\$64,481	\$56,397	5.76%
10	\$1,100,000	\$980,325	\$69,539	\$50,137	5.11%
11	\$1,100,000	\$981,527	\$74,596	\$43,877	4.47%
12	\$1,100,000	\$982,729	\$79,653	\$37,618	3.83%

Financing

Loan Type

Hard Money

Holding Period

6 Months

Down Payment

\$164,000

Loan Amount

\$758,602

Interest Rate

8%

Points Borrowed

2.50%

Gap Lender

No

Overview

Total Cash Investment

Rehab

\$975,515 \$550,000

\$1,100,000

ARV **Holding Period** 6 Months

Investment Performance

Net Profit Return-On-Investment

\$75,176 7.71% **Holding Costs**

Total Loan Cost

\$49,309

Cost of Points \$18,965

Monthly Loan Interest

Monthly Expenses \$1,202

\$5,057



Rehab Report

ltem	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$550,000
			Total	\$550,000