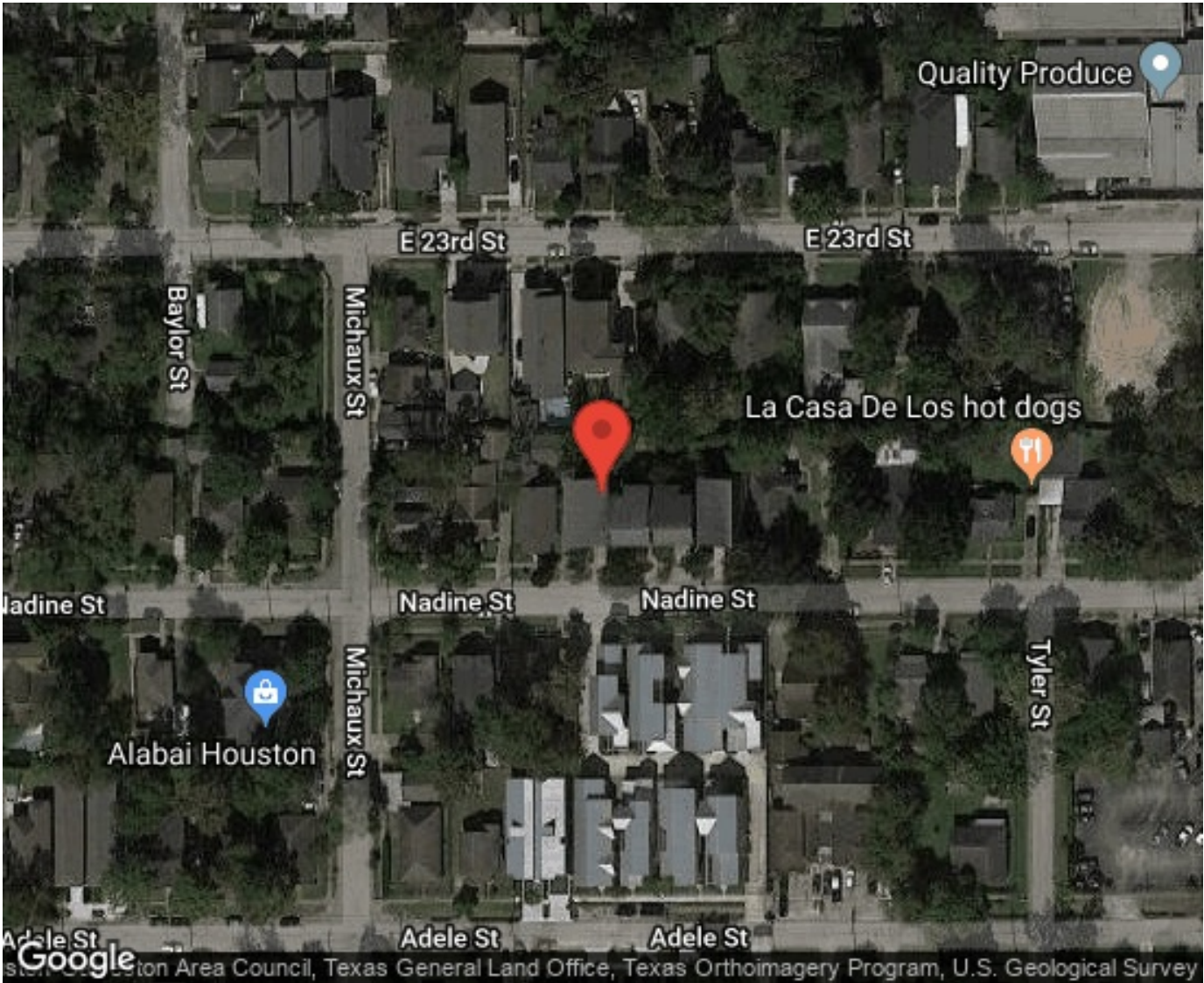


Property Information

928 Nadine Street
Houston, TX 77009

Property Details

Property Type:	Single-Family
Bed(s):	3
Full-Bath(s):	2
Half-Bath(s):	1
Building Sqft:	2507 Sqft.
Lot Size:	3375 Sqft.
Tax Rate:	2.5264%
County:	Harris



Listing Information

List Price:	\$499,000
List Status:	Active
MLS Number:	93350239
Days On Market:	19 Days

Property Photos





928 Nadine Street

Houston, TX 77009

\$499,000

3 Bed(s) 2 Full Baths Half-bath 1 2507 Sqft Tax Rate 2.5264%

Elementary School: Field Elementary School

Middle School: Hamilton Middle School (houston)

High School: Heights High School



Investment Cost

Offer Price

\$499,000

Loan Origination Fees

\$4,990

Purchase Closing Cost

\$9,980

Sale Closing Cost

\$52,000

Rehab Cost

\$25,000

After Repair Value (ARV)

\$650,000

Financing

Loan Type

Hard Money

Holding Period

4 Months

Down Payment

\$148,088

Loan Amount

\$444,262

Interest Rate

9.5%

Points Borrowed

2%

Gap Lender

No

Monthly Expenses

Property Taxes

\$1,050.56

Insurance

\$100

HOA/Association Fees

\$30

Maintenance

\$50

Other Costs

\$150

Cost Per Month

\$4,897.63

Cost Per Week

\$1,224.41

Cost Per Day

\$174.92

MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN COST	NET PROFIT	ROI
0	\$650,000	\$590,970	\$8,885	\$50,145	8.49%
1	\$650,000	\$592,351	\$12,402	\$45,247	7.64%
2	\$650,000	\$593,731	\$15,919	\$40,350	6.80%
3	\$650,000	\$595,112	\$19,436	\$35,452	5.96%
4	\$650,000	\$596,492	\$22,954	\$30,554	5.12%
5	\$650,000	\$597,873	\$26,471	\$25,656	4.29%
6	\$650,000	\$599,253	\$29,988	\$20,759	3.46%
7	\$650,000	\$600,634	\$33,505	\$15,861	2.64%
8	\$650,000	\$602,014	\$37,022	\$10,964	1.82%
9	\$650,000	\$603,395	\$40,539	\$6,066	1.01%
10	\$650,000	\$604,776	\$44,056	\$1,168	0.19%
11	\$650,000	\$606,156	\$47,573	\$-3,729	-0.62%
12	\$650,000	\$607,537	\$51,090	\$-8,627	-1.42%

Overview

Total Cash Investment

\$596,492

Rehab

\$25,000

ARV

\$650,000

Holding Period

4 Months

Investment Performance

Net Profit

\$30,554

Return-On-Investment

5.12%

Holding Costs

Total Loan Cost

\$22,954

Cost of Points


\$8,885

Monthly Loan Interest

\$3,517

Monthly Expenses

\$1,381



Rehab Report

The bedroom could use some new carpet and repair on the window.
Adding marble counter tops and wood flooring to the kitchen will bring up the value a lot based on comps in the area.

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Bedroom	Intermediate	250 Sqft	\$20	\$5,000
Kitchen	Luxury	200 Sqft	\$50	\$10,000
Other costs				\$10,000
Total				\$25,000