

# **Property Information**

1111 Worthshire Street Houston, TX 77008

## **Property Details**

Property Type: Single-Family

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

Building Sqft: 1344 Sqft.

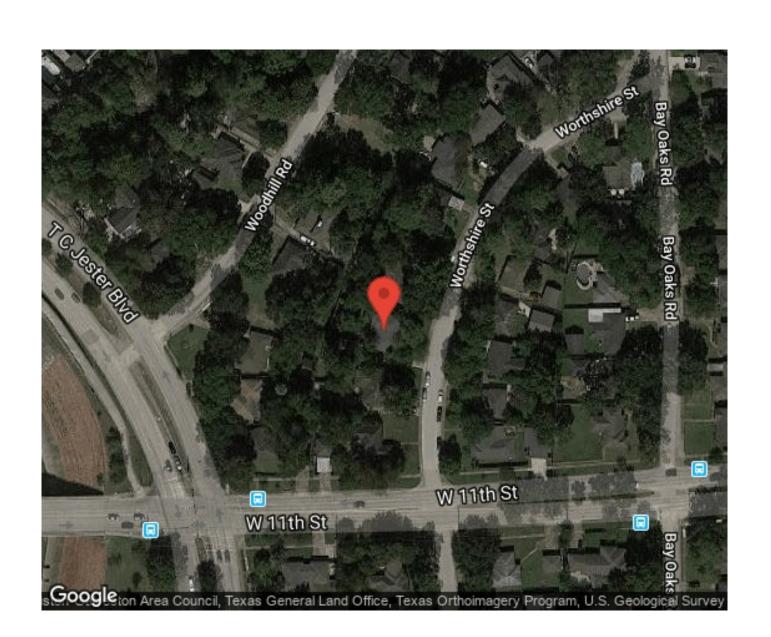
Lot Size: 9800 Sqft.

Tax Rate: 2.5264%

County: Harris

## Listing Information

List Price: \$299,900
List Status: Active
MLS Number: 86409850
Days On Market: 211 Days



## Property Photos









#### 1111 Worthshire Street

Houston, TX 77008

\$299,900

2 Bed(s) 1 Full Baths Half-bath 1 1344 Sqft Tax Rate 2.5264%

**Elementary School: Love Elementary School** Middle School: Hamilton Middle School (houston)

High School: Waltrip High School



### Investment Cost

Offer Price \$299,900

Loan Origination Fees

\$2,999

**Purchase Closing Cost** 

\$5,998

Sale Closing Cost

\$94,500

Rehab Cost

\$470,000

After Repair Value (ARV)

\$1,050,000

## Monthly Expenses

**Property Taxes** \$631.39

Insurance

\$200

**HOA/Association Fees** 

\$0

Maintenance

\$0

**Other Costs** 

\$350

Cost Per Month \$6,428.85

Cost Per Week \$1,607.21

Cost Per Day \$229.60

MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN COST	NET PROFIT	ROI
0	\$1,050,000	\$873,397	\$13,993	\$162,610	18.62%
1	\$1,050,000	\$874,578	\$19,241	\$156,181	17.86%
2	\$1,050,000	\$875,760	\$24,488	\$149,752	17.10%
3	\$1,050,000	\$876,941	\$29,736	\$143,323	16.34%
4	\$1,050,000	\$878,123	\$34,983	\$136,894	15.59%
5	\$1,050,000	\$879,304	\$40,231	\$130,465	14.84%
6	\$1,050,000	\$880,485	\$45,478	\$124,037	14.09%
7	\$1,050,000	\$881,667	\$50,725	\$117,608	13.34%
8	\$1,050,000	\$882,848	\$55,973	\$111,179	12.59%
9	\$1,050,000	\$884,030	\$61,220	\$104,750	11.85%
10	\$1,050,000	\$885,211	\$66,468	\$98,321	11.11%
11	\$1,050,000	\$886,392	\$71,715	\$91,893	10.37%
12	\$1,050,000	\$887,574	\$76,963	\$85,463	9.63%

# **Financing**

Loan Type

Hard Money

**Holding Period** 

6 Months

Down Payment \$174,916

Loan Amount

\$699,662

**Interest Rate** 

9%

**Points Borrowed** 

2%

Gap Lender

No

#### **Overview**

Total Cash Investment

\$880,485

ARV \$1,050,000 \$470,000 **Holding Period** 

6 Months

Rehab

#### Investment Performance

**Net Profit** \$124,037

Return-On-Investment 14.09%

#### **Holding Costs**

Total Loan Cost \$45,478

**Cost of Points** \$13,993

Monthly Loan Interest \$5,247

**Monthly Expenses** \$1,181



# Rehab Report

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$470,000
			Total	\$470,000