

Property Information

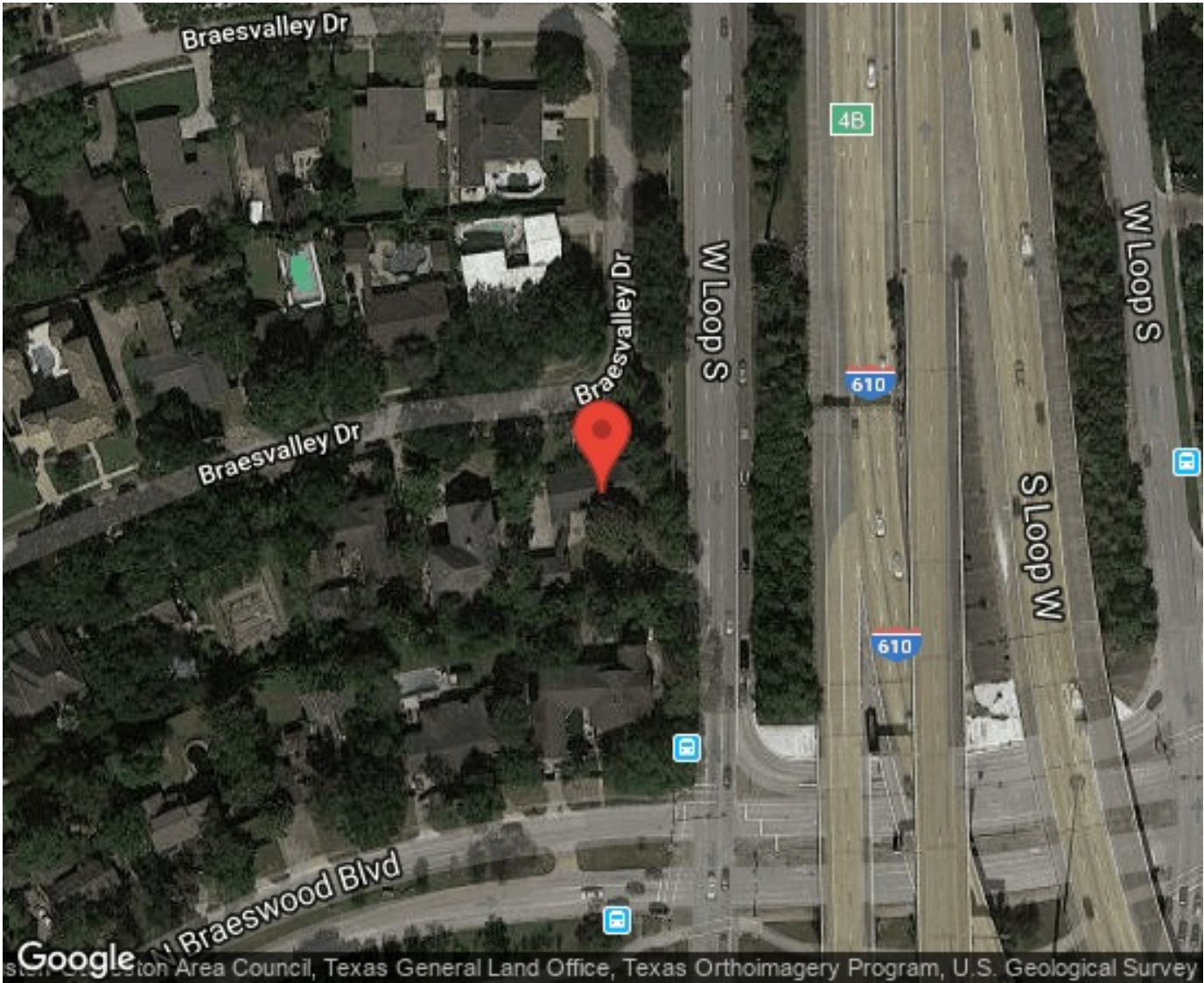
4707 Braesvalley Drive
Houston, TX 77096

Property Details

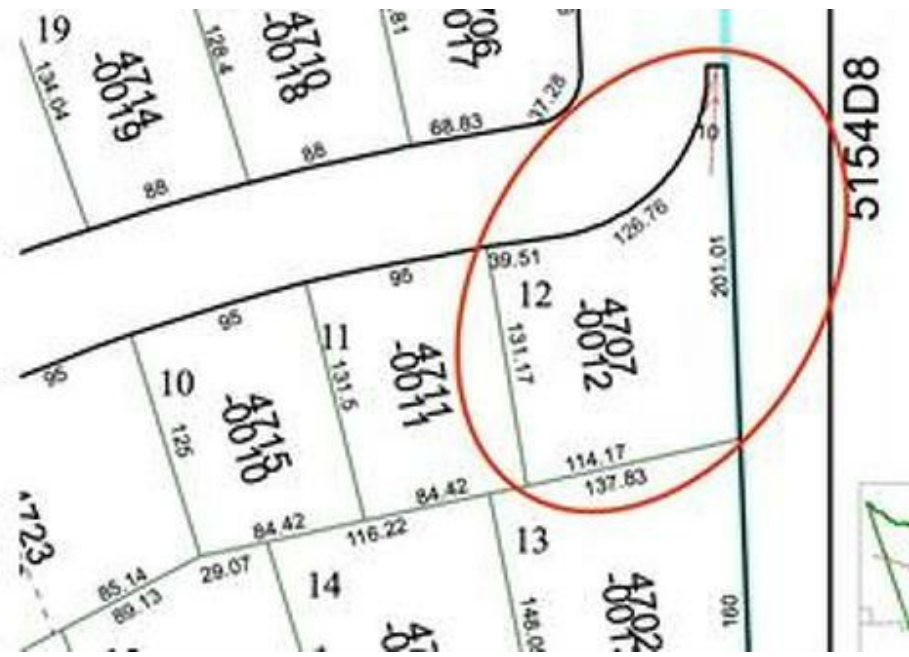
Property Type:	Single-Family
Bed(s):	4
Full-Bath(s):	2
Half-Bath(s):	1
Building Sqft:	2402 Sqft.
Lot Size:	19473 Sqft.
Tax Rate:	2.5264%
County:	Harris

Listing Information

List Price:	\$299,000
List Status:	Active
MLS Number:	97860501
Days On Market:	57 Days



Property Photos





4707 Braesvalley Drive

Houston, TX 77096

\$299,000

4 Bed(s) 2 Full Baths Half-bath 1 2402 Sqft Tax Rate 2.5264%

Elementary School: Lovett Elementary School
Middle School: Meyerland Middle School
High School: Bellaire High School



Investment Cost

Offer Price	\$279,000
Loan Origination Fees	\$2,790
Purchase Closing Cost	\$5,580
Sale Closing Cost	\$108,000
Rehab Cost	\$470,000
After Repair Value (ARV)	\$1,100,000

Financing

Loan Type	Hard Money
Holding Period	6 Months
Down Payment	\$163,319
Loan Amount	\$653,278
Interest Rate	11%
Points Borrowed	2%
Gap Lender	No

Monthly Expenses

Property Taxes	\$587.39
Insurance	\$200
HOA/Association Fees	\$40
Maintenance	\$0
Other Costs	\$400

Cost Per Month	Cost Per Week	Cost Per Day
\$7,215.77	\$1,803.94	\$257.71

MONTH	ARV	TOTAL CASH INVESTMENT	TOTAL LOAN COST	NET PROFIT	ROI
0	\$1,100,000	\$865,370	\$13,066	\$221,564	25.60%
1	\$1,100,000	\$866,597	\$19,054	\$214,349	24.73%
2	\$1,100,000	\$867,825	\$25,042	\$207,133	23.87%
3	\$1,100,000	\$869,052	\$31,031	\$199,917	23%
4	\$1,100,000	\$870,280	\$37,019	\$192,701	22.14%
5	\$1,100,000	\$871,507	\$43,007	\$185,486	21.28%
6	\$1,100,000	\$872,734	\$48,996	\$178,270	20.43%
7	\$1,100,000	\$873,962	\$54,984	\$171,054	19.57%
8	\$1,100,000	\$875,189	\$60,973	\$163,838	18.72%
9	\$1,100,000	\$876,417	\$66,961	\$156,622	17.87%
10	\$1,100,000	\$877,644	\$72,949	\$149,407	17.02%
11	\$1,100,000	\$878,871	\$78,938	\$142,191	16.18%
12	\$1,100,000	\$880,099	\$84,926	\$134,975	15.34%

Overview		Investment Performance		Holding Costs	
Total Cash Investment	Rehab	Net Profit	Return-On-Investment	Total Loan Cost	Cost of Points
\$872,734	\$470,000	\$178,270	20.43%	\$48,996	\$13,066
ARV	Holding Period			Monthly Loan Interest	Monthly Expenses
\$1,100,000	6 Months			\$5,988	\$1,227

Rehab Report

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