



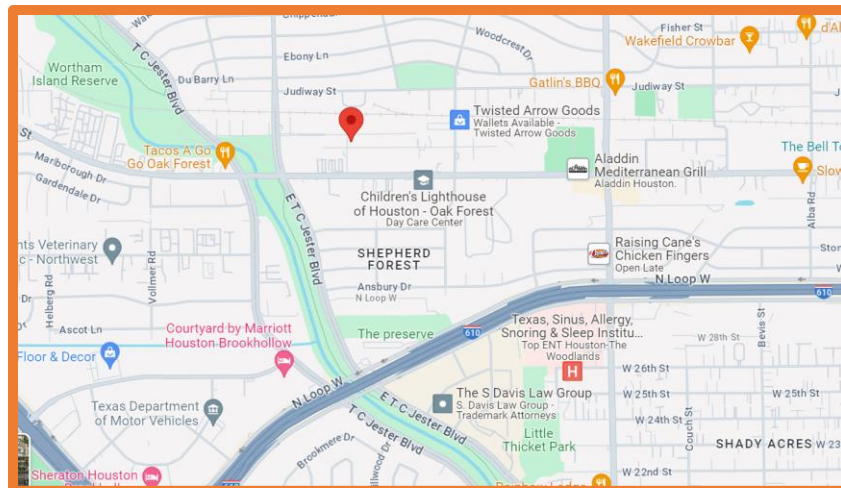
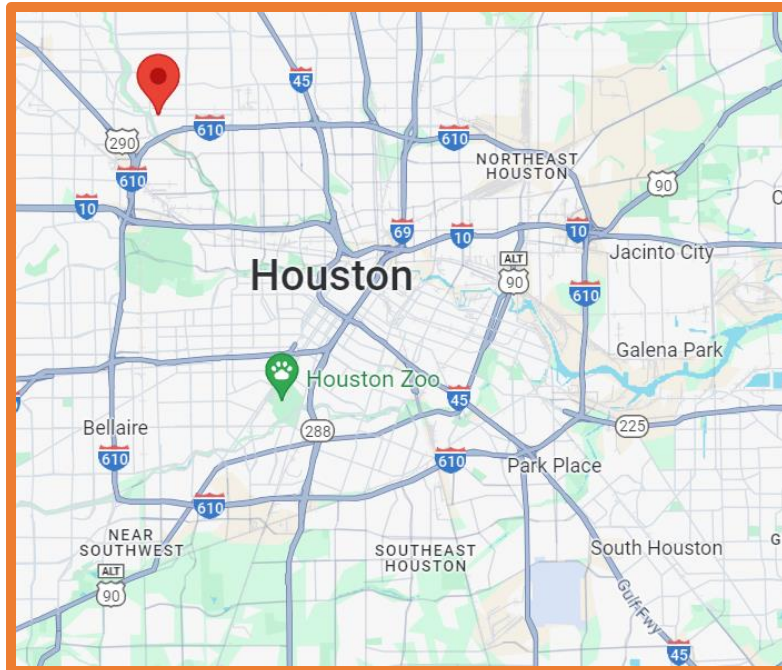
STEPHANO

Investments

Investment Opportunity

2238 Lou Ellen, Houston Texas 77018

Location

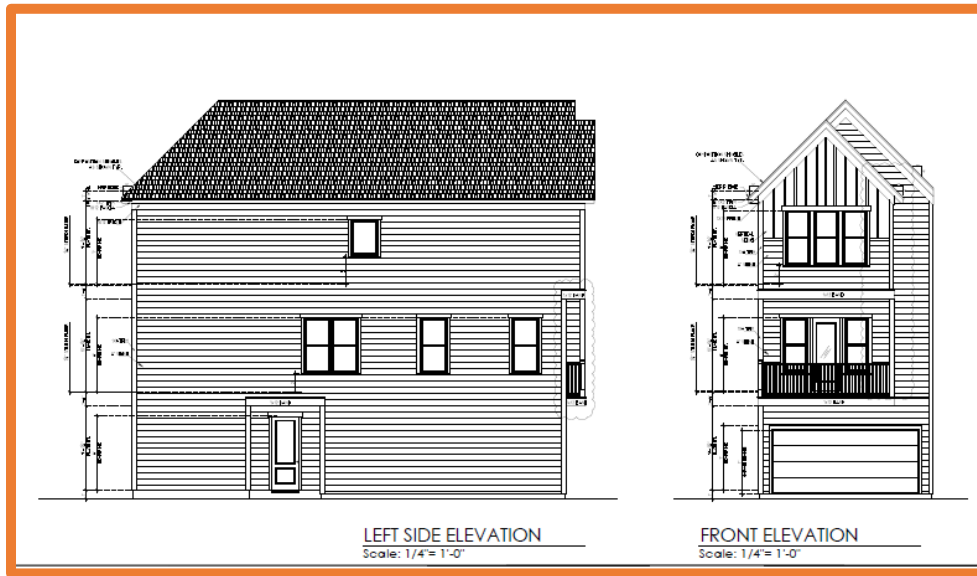


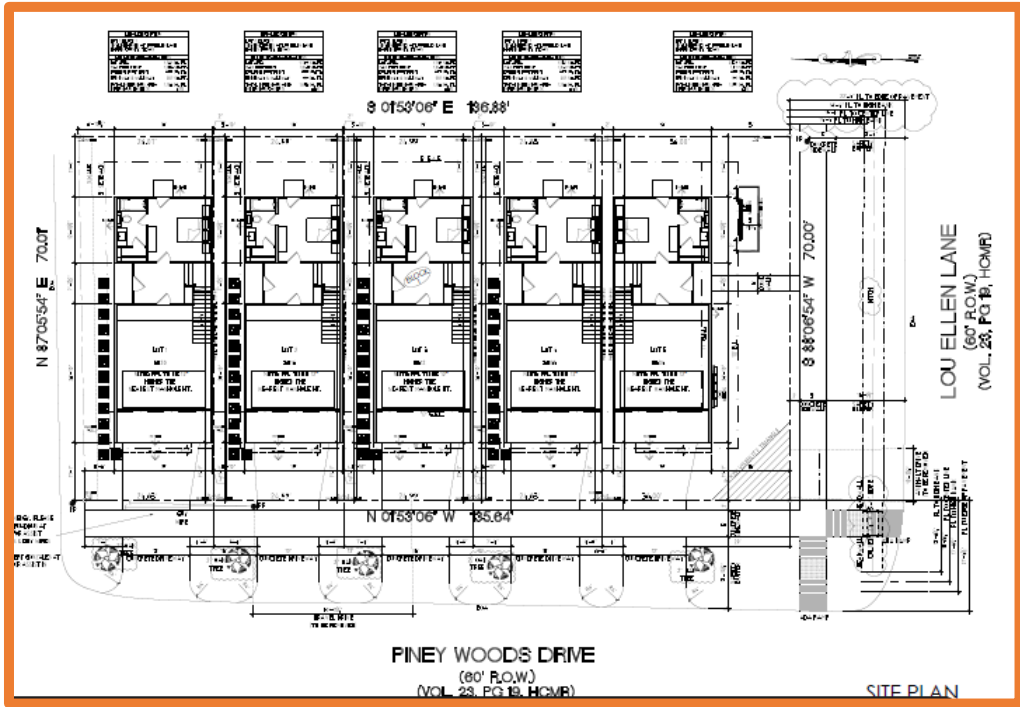
- North West of Heights
- Wests of Independence Heights
- 5 minutes from 610
- Next to TC Jester walking park
- Residential Area well developed around
- High commercial area on 34th St

2238 Lou Ellen , Houston, Texas
Investment opportunity

- Corner lot, all front loaders

Total # of Units	5
Building Size	2,155 sqf





2238 Lou Ellen , Houston, Texas
Investment opportunity



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Investment opportunity

LOT PRICE	\$530,000
Construction Loan	\$1,460,000
Soft Cost	\$92,750
Finance Cost	\$87,753
Property Tax	\$27,280
Incentives	\$50,000
Commision	\$164,987
Title Cost	\$6,250
Total Cost	\$2,419,020
Average Sale Price	\$549,956
Total Revenue	\$2,749,780
Expected Profit	\$330,760

40% OF PROFIT

Total Investment	\$750,000
Total Profit	\$330,760
Expected Investor Profit	\$132,304
RoR	17.64%

40% OF PROFIT for \$100K

Investment Amount	\$100,000
Expected Total Profit	\$132,304
Exp. Total Profit Per\$100K	\$17,641
RoR	17.64%
Annual Return	15.12%

Summary Per Unit

Expected Sales Price	\$549,956
Price Per Lot	\$106,000.00
Soft Cost	\$18,550.00
Construction Cost	\$292,000
Taxes	\$5,456.05
Realtor Commission	\$32,997
Title Cost	\$1,250
Incentives	\$10,000
Finance Cost	\$17,550.67
Total Cost	\$483,804.08
Expected Profit	\$66,151.92



2238 Lou Ellen , Houston, Texas
Investment opportunity