



**STEPHANO**

*Investments*

**Investment Opportunity**

**3482 Pinemont, Houston Texas 77018**

## Location

- 10 houses located in corner lot
- North of 610
- Area in growth with good potential development

Total # of Units	10
Building Size	2,035 sqf

Design Time	0 months
Construction Time	10 months
Selling Time	6 months





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Summary Per Unit	
Expected Sales Price	\$469,882
Price Per Lot	\$61,500.00
Soft Cost	\$13,650.00
Construction Cost	\$280,830
Taxes	\$5,420.30
Realtor Commission	\$28,193
Title Cost	\$1,250
Incentives	\$5,000
Finance Cost	\$23,670.50
Total Cost	\$419,513.69
<b>Expected Profit</b>	<b>\$50,367.81</b>

LOT PRICE	\$615,000
<b>Construction Loan</b>	\$2,808,300
Soft Cost	\$136,500
Finance Cost	\$236,705
Property Tax	\$54,203
Incentives	\$50,000
Commision	\$281,929
Title Cost	\$12,500
<b>Total Cost</b>	\$4,195,137
Average Sale Price	\$469,882
Total Revenue	\$4,698,815
Expected Profit	\$503,678

42% OF PROFIT	
Total Investment	\$995,000
Total Profit	\$503,678
Expected Investor Profit	\$211,545
<b>RoR</b>	21.26%

  

42% OF PROFIT for \$100K	
Investment Amount	\$100,000
Expected Total Profit	\$211,545
Exp. Total Profit Per\$100K	\$21,261
<b>RoR</b>	21.26%
Annual Return	15.95%

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