



GREAT REHAB OPPORTUNITY IN MEYERLAND!

4818 Imogene Street, Houston, TX



PROPERTY DETAILS:

- **Residential** : Single Family
- **Beds** : 4
- **Baths** : 3.5
- **Year Built** : 1960
- **Lot Size** : 11,502
- **Floor Area** : 3,762
- **Garage** : 2
- **# of Stories** : 2

PROPERTY DESCRIPTION:

Great Property to Rehab with LOTS of Potential in Meyerland* Beautiful Home with Gorgeous Backyard with Pool and Hot Tub* Wonderful Island Kitchen with LOTS of Cabinets and Granite Counters* Ex-Large Master suite on 1st floor with sitting room, HUGE Walk in Closet and Spacious Master Bath with Large Jacuzzi & Walk through Shower with Dual heads* Exterior Recently Painted 2017* Call to set up an appointment for viewings with Richard Wall at 713-553-1331.

Estimated Numbers:

After Repaired Value:	\$669,900
Sellers Asking Price:	\$449,900
Estimated Rehab Cost:	\$58,443
Potential Profit:	\$161,443

NOTE: *These are ballpark estimates so please do your own due diligence for ARV and Estimated Rehab Costs.*

MLS Comparative Market Analysis

Jun 4 2017 08:56PM

Property Type: SingleFamily Status: Sold																		
Subject Property																		
MLS#	Closed Date	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	Sold Price	SP/ SF	Adjusted SP	Adj. SP/SF	DOM	SP/LP %	
98011805	1/11/2017	4910 Glenmeadow Dr	Meyerland Sec 07 R/P C	4	3/1	2	N	9,996	3,388	1959	\$575,000	\$515,000	\$152.01	\$515,000	\$152.01	48*	0.90	
18137408	5/12/2017	9603 Cedarhurst Dr	Meyerland	5	4/0	2	N	12,680	3,509	1961	\$599,000	\$565,000	\$161.01	\$565,000	\$161.01	77	0.94	
98492123	1/31/2017	9015 Prichett Dr	Meyerland Sec 06a	5	2/1	2	N	12,150	2,961	1966	\$599,000	\$560,000	\$189.13	\$555,000	\$187.44	56	0.93	
38322584	2/07/2017	5106 Braesheather Dr	Meyerland Sec 08 R/P I	4	2/1	2	N	11,570	3,057	1964	\$599,950	\$580,000	\$189.73	\$580,000	\$189.73	122	0.97	
41477249	11/08/2016	5239 Loch Lomond	Meyerland	4	3/1	0	Y	11,098	3,603	1965	\$669,500	\$652,057	\$180.98	\$652,057	\$180.98	210	0.97	
15068104	10/26/2016	5230 Loch Lomond Dr	Meyerland Sec 06b	4	3/0	2	N	11,219	2,746	1965	\$669,999	\$657,500	\$239.44	\$657,500	\$239.44	7*	0.98	
80593634	4/28/2017	4826 Imogene St	Meyerland Sec 04	4	2/1	2	Y	10,461	3,467	1990	\$750,000	\$749,000	\$216.04	\$749,000	\$216.04	50	1.00	
Average						4		2			11,311	3,247		\$637,492	\$611,222		81	0.96
Number of Properties: 7																		
(Average SalesPrice / Average SqFt) : (611222 / 3247) = \$ 188.24																		
(Average Adjusted SalesPrice / Average SqFt) : (610508 / 3247) = \$ 188.02																		

Adjusted SP is calculated as (Sales Price - Sellers Contribution to Closing Costs - Repairs Paid by Seller)

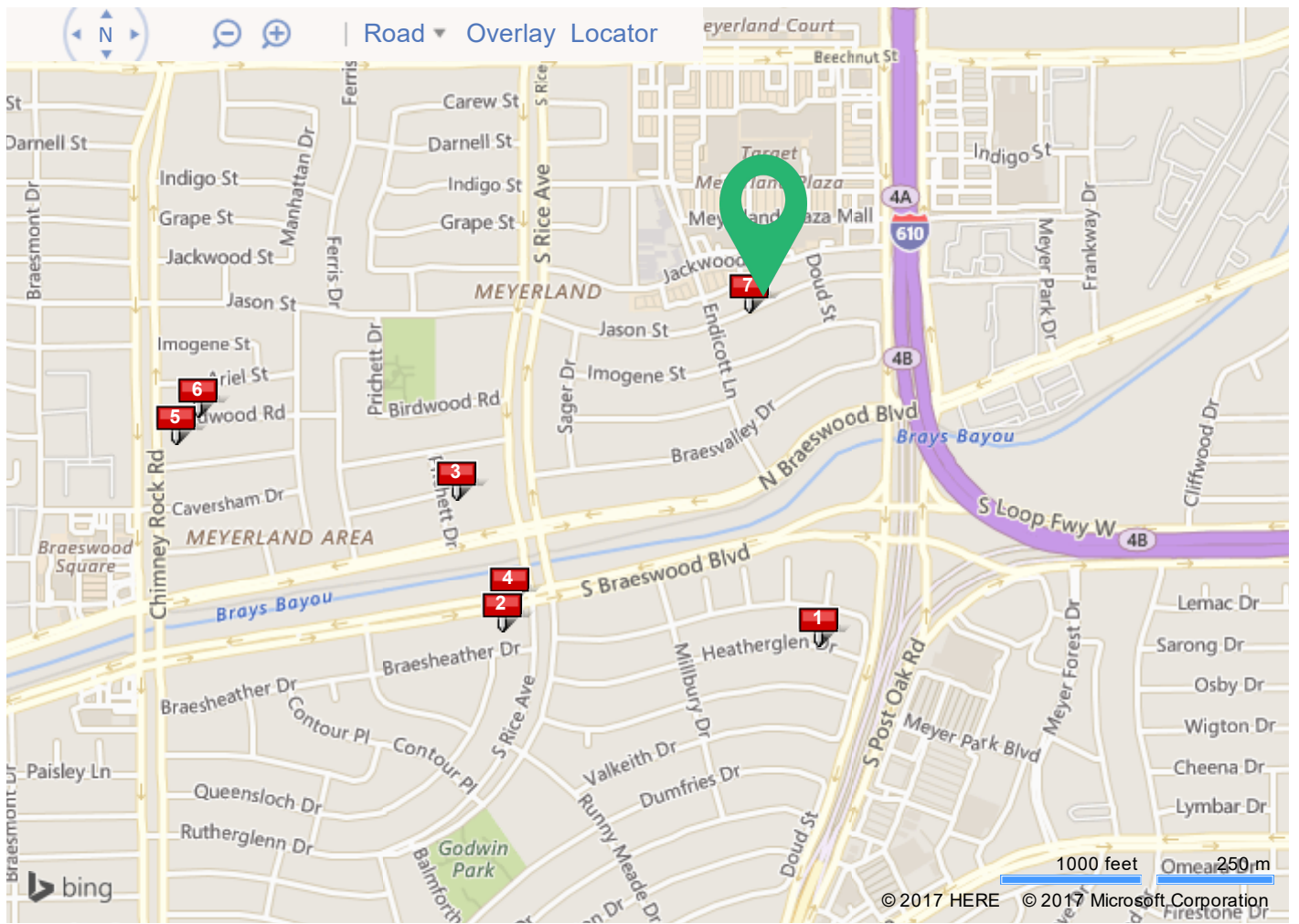
Adj. SP/SF is calculated as (Sales Price - Sellers Contribution to Closing Costs - Repairs Paid by Seller)/SF

Prepared by

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Information is believed to be accurate but is not guaranteed.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL OR OPINION OF VALUE. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.



#	MLS #	Status	Price	Address
1	98011805	Sold	\$575,000	4910 Glenmeadow Dr Houston Texas 77096
2	18137408	Sold	\$599,000	9603 Cedarhurst Dr Houston Texas 77096
3	98492123	Sold	\$599,000	9015 Prichett Dr Houston Texas 77096
4	38322584	Sold	\$599,950	5106 Braesheather Dr Houston Texas 77096
5	41477249	Sold	\$669,500	5239 Loch Lomond Houston Texas 77096
6	15068104	Sold	\$669,999	5230 Loch Lomond Dr Houston Texas 77096
7	80593634	Sold	\$750,000	4826 Imogene St Houston Texas 77096

Information is Believed To Be Accurate But Not Guaranteed

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 DATA NOT VERIFIED/GUARANTEED BY MLS - Obtain signed HAR Broker Notice to Buyer form



Single-Family ML Status: S LP: \$575,000
 #: 98011805 SP/LP Ratio: 0.90 SP: \$515,000

County: Harris KM: 531U Area: [20 - Bellaire South](#) LP/SF: \$ 169.72
 SP/SF: \$ 152.01

Addr: [4910 Glenmeadow Dr](#) City: Houston Zip: 77096-4210

Sub: Meyerland Sec 07 R/P C Year Built: 1959/Appraisal District Close Date: 1/11/2017

Listing Firm: RE/MAX Southwest

SqFt: 3388/Appraisal District # Bedrooms: 4 / 4 FB/HB: 3/1

Style: Traditional Lot Size: 9996/Appraisal District

Garage: 2/Attached Garage Stories: 2 Tax w/o Exempt/Yr: \$13665/2015 Tax Rate: 2.53516

[Media: 28 / Docs](#)

Dir: Traveling South on 610, take the South Braeswood exit, turn right on S Braeswood, left on Millbury, left on Glenmeadow and home is on the left.

Remarks: MAJOR REDUCTION! A must see!!! Large secluded backyard. Sought-after Meyerland, just minutes from 610 and close to Medical Center & downtown. Sought after Kolter Elementary. Upstairs bedroom with bath & Game Room. Complete foundation repair and underground plumbing. Elec.range, double oven, lots of cabinets, new wood flooring in entry, formal living area, den, and formal dining room. French doors looking out to patio & backyard. Plantation shutters in bedrooms. New carpeting. So many amenities.



Single-Family ML Status: S LP: \$599,000*
 #: 18137408 SP/LP Ratio: 0.94 SP: \$565,000

County: Harris KM: 531U Area: [20 - Bellaire South](#) LP/SF: \$ 170.70
 SP/SF: \$ 161.01

Addr: [9603 Cedarhurst Dr](#) City: Houston Zip: 77096-4111

Sub: Meyerland Year Built: 1961/Appraisal District Close Date: 5/12/2017

Listing Firm: John Daugherty, REALTORS

SqFt: 3509/Appraisal # Bedrooms: 5 / FB/HB: 4/0

Style: Contemporary/Modern, Ranch Lot Size: 12680/Appraisal District

Garage: 2/Detached Garage Stories: 1 Tax w/o Exempt/Yr: \$16479/2016 Tax Rate: 2.53516

[Media: 26 / Docs](#)

Dir: From Bellaire Blvd and S. Rice: South on S. Rice, right on Braesheather, left on Cedarhurst. The home is located on the corner of Braesheather and Cedarhurst.

Remarks: Stunning Mid-Century Modern tastefully remodeled (2017) w/5 bedrooms, 4 baths on a beautiful 12,680 sq. ft. corner lot lined w/majestic oak trees (per HCAD). Spacious living areas include formal living & dining, family room w/vaulted ceilings and large wall of original built-ins, Chef s kitchen w/marble counters, mud room and more. 5th bedroom w/full bath could be quarters, home office or exercise room. The peaceful backyard includes a spacious covered patio & green space for pets or play.



Single-Family ML Status: S LP: \$599,000*
 #: 98492123 SP/LP Ratio: 0.93 SP: \$560,000

County: Harris KM: 531U Area: [20 - Bellaire South](#) LP/SF: \$ 202.30
 SP/SF: \$ 189.13

Addr: [9015 Prichett Dr](#) City: Houston Zip: 77096-2619

Sub: Meyerland Sec 06a Year Built: 1966/Appraisal District Close Date: 1/31/2017

Listing Firm: World Wide Realty

SqFt: 2961/Appraisal District # Bedrooms: 5 / FB/HB: 2/1

Style: Traditional Lot Size: 12150/Appraisal District

Garage: 2/Detached Garage Stories: 2 Tax w/o Exempt/Yr: \$9377/2015 Tax Rate: 2.53516

[Media: 24 / Docs](#)

Dir: From I 610 SOUTH Take exit 4A. Turn right onto N Braeswood Blvd and turn right onto Prichett Dr. Corner of N Braeswood and Prichett.

Remarks: Former architect's home professionally designed and newly renovated. Open floor plan for contemporary living. New wood floors, tile, and carpet. Kitchen sink and bar sink in the kitchen, new quartz and granite counters. The bathrooms are completely renovated with a beautiful brand new en-suite master bath. The utility room has an extra connection for a second refrigerator. The property didn't flood this year. Large corner lot. Zoned for Lovett Elementary and Bellaire High School.



Single-Family

ML #: 38322584 Status: S SP/LP Ratio: 0.97

LP: \$599,950* SP: \$580,000

County: Harris KM: 531U Area: [20 - Bellaire South](#) LP/SF: \$ 196.25 SP/SF: \$ 189.73
Addr: [5106 Braesheather Dr](#) City: Houston Zip: 77096-4106
Sub: Meyerland Sec 08 R/P I Year Built: 1964/Appraisal District Close Date: 2/7/2017
Listing Firm: White Picket Realty LLC
SqFt: 3057/Appraisal District # Bedrooms: 4 / FB/HB: 2/1
Style: Traditional Lot Size: 11570/Appraisal District
Garage: 2/Detached Garage Stories: 1 Tax w/o Exempt/Yr: \$10318/2015 Tax Rate: 2.53516

[Media: 32 / Docs](#)

Dir: From 610 South and exit S. Braeswood. Right on South Braeswood, Left on S. Rice and Right onto Braesheather.
Remarks: Beautifully renovated from the studs with careful attention to detail. Home was raised by previous owners. Zoned to Kolter and Bellaire High. The home features designer kitchen and custom baths, 3/4" oak hardwoods, new low-e windows, tankless water heater, pro kitchen-aid appliances and prewired for alarm audio/visual security surveillance with IPAD control and Nest Thermostat with wifi integration. The upgrades on this home go on and on! To do a 3D Virtual Tour, text: WPR5 to 24587



Single-Family

ML #: 41477249 Status: S SP/LP Ratio: 0.97

LP: \$669,500* SP: \$652,057

County: Harris KM: 531P Area: [20 - Bellaire South](#) LP/SF: \$ 185.82 SP/SF: \$ 180.98
Addr: [5239 Loch Lomond](#) City: Houston Zip: 77096-2510
Sub: Meyerland Year Built: 1965/Appraisal District Close Date: 11/8/2016
Listing Firm: Greenwood King Properties
SqFt: 3603/Appraisal District # Bedrooms: 4 / 5 FB/HB: 3/1
Style: Contemporary/Modern Lot Size: 11098/Appraisal District
Garage: 0/ Garage Stories: 1 Tax w/o Exempt/Yr: \$15435/2015 Tax Rate: 2.57065

[Media: 28 / Docs](#)

Dir: 610 West loop to Beechnut; west on Beechnut to S.Rice; south on S. Rice to Jason; turn west on Jason to Manhattan turn south to Loch Lomond turn west
Remarks: Soft Mid-Century beautifully updated;stunning starting w/entry;enclosed atrium with split A/C and heat;living room and dining room w/views of atrium;great kitchen for entertaining;den w/fireplace and floor to ceiling windows view of pool & professionally landscaped backyard;gameroom(5th bedroom)w/access to pool area and full bath;4th bedroom with large closets and adjacent full bath;2 master closets,updated baths;skylights,exposed wood & beamed ceilings thru out;private study.All info per seller



Single-Family

ML #: 15068104 Status: S SP/LP Ratio: 0.98

LP: \$669,999 SP: \$657,500

County: Harris KM: 531P Area: [20 - Bellaire South](#) LP/SF: \$ 243.99 SP/SF: \$ 239.44
Addr: [5230 Loch Lomond Dr](#) City: Houston Zip: 77096-2511
Sub: Meyerland Sec 06b Year Built: 1965/Appraisal District Close Date: 10/26/2016
Listing Firm: Oakington Realty
SqFt: 2746/Appraisal District # Bedrooms: 4 / FB/HB: 3/0
Style: Contemporary/Modern Lot Size: 11219/Appraisal District
Garage: 2/Attached/Detached Garage Stories: 1 Tax w/o Exempt/Yr: \$10042/2015 Tax Rate: 2.53516

[Media: 26 / Docs](#)

Dir: From 610, West on N. Braeswood to Chimney Rock. Right on Chimney Rock to Loch Lomond. Right on Loch Lomond, home is on left.
Remarks: Stunning 2016 down to studs cstm renovation, offering rare 4 bd/3 FULL bth + flex-room! Not your typical HGTV/Home Depot flip, as this home touts the unexpected, incl. 9' ceilings, Japanese-style wet room w/free-standing tub, upgraded lighting, imported quartz counters, solid interior doors, Kohler/Grohe fixtures, custom designed driveway gate & so much more. Other key updates include new roof, electrical/plumbing systems, 2 HVAC systems, Low E windows & more! Zoned to Lovett & Bellaire!



Single-Family

ML #: 80593634 Status: S LP: \$750,000*
SP/LP Ratio: 1.00 SP: \$749,000

County: Harris KM: 531Q Area: [20 - Bellaire South](#) LP/SF: \$ 216.33
SP/SF: \$ 216.04

Addr: [4826 Imogene St](#) City: Houston Zip: 77096-1716

Sub: Meyerland Sec 04 Year Built: 1990/Appraisal District Close Date: 4/28/2017

Listing Firm: Coldwell Banker United, REALTORS

SqFt: 3467/Appraisal District # Bedrooms: 4 / FB/HB: 2/1

Style: Traditional Lot Size: 10461/Appraisal District

Garage: 2/Attached Stories: 2 Tax w/o Exempt/Yr: \$17493/2016 Tax Rate: 2.53516

[Media: 31 / VT / Docs](#)

Dir: From 610 exit N. Braeswood. Go west on N. Braeswood and turn right on Endicott (first place to turn right - no traffic signal). Imogene is the third block. Turn right on Imogene. Home is on the left before you get to Doud.

Remarks: Meticulously maintained custom 1990 home w/open floor plan and high ceilings. The layout is ideal with the master down and secondary BRs and playroom up -with a surprise room that you need to see! This home is built up on a large lot and never flooded(per seller). See the virtual tour of the home. Walking distance to Meyerland plaza, Lovett and Bellaire HS. Easy commute to downtown, Galleria, and medical center and can get to 610 w/o a light. Two lots across street supposedly will remain lots.

Sun, Jun 4, 2017 08:57 PM

*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: Richard Wall