



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
<u>Estimated Rehab Cost:</u>	\$58,443
Potential Profit:	\$161,443

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

Estimate

Service Address:
4818 Imogene
Houston, Tx.

To
Richard Wall
United States of America

Invoice No.
867
Date
Feb 17 2017

Description	Quantity	Rate	Amount
Remove existing granite and install alaskan white	1	3500.00	USD 3500.00
Install sink, disposal, and faucet	1	750.00	USD 750.00
Paint kitchen cabinets white	1	1200.00	USD 1200.00
Install backsplash	1	1150.00	USD 1150.00
Install cooktop with gas line (include gas line material - cooktop only labor)	1	1100.00	USD 1100.00
Install downdrop vent hood (labor only)	1	350.00	USD 350.00
Level living, dining, and front entry floor (2.5 in)	1	3500.00	USD 3500.00
Remove plywood in master bedroom and closet (floor cleaning included)	1	450.00	USD 450.00
Replace 9 interior doors	1	1125.00	USD 1125.00
Refinish 14 steps	1	1190.00	USD 1190.00
Remove book cases and cabinets upstairs to open up to game room	1	650.00	USD 650.00
Replace vanity top in upstairs hall bath with granite	1	300.00	USD 300.00
Replace 2 condensing units with 2 coils	1	6000.00	USD 6000.00
Replace 3 tops upstairs with granite. Including 2 sinks	1	1500.00	USD 1500.00
Replace and level ceramic floor in Jack and Jill bath along with sink areas	1	1100.00	USD 1100.00
Install carpet in upstairs rooms (labor only)	1	375.00	USD 375.00
Install ceiling fans and light fixtures throughout house (labor only)	1	550.00	USD 550.00
Install sink and granite top in game room	1	450.00	USD 450.00

Open wall between kitchen and living and from living to foyer to see if able to completely open space *additional charge if walls are able to be completely opened	1	200.00	USD 200.00
Replace 650 ft sheetrock	1	2500.00	USD 2500.00
Replace 350 ft baseboard	1	750.00	USD 750.00
Replace door trim on downstairs french doors	1	450.00	USD 450.00
Install microwave and single oven (labor only)	1	300.00	USD 300.00
Replace broken glass on front door	1	125.00	USD 125.00
Refinish front door	1	400.00	USD 400.00
Replace 2 garage door openers	1	500.00	USD 500.00
Repair garage attic door and install trim	1	150.00	USD 150.00
Powerwash exterior including garage	1	400.00	USD 400.00
Paint garage floor	1	450.00	USD 450.00
Replace all missing switch plate covers	1	200.00	USD 200.00
Remove foyer wall and install 2 columns	1	1300.00	USD 1300.00
Interior paint	1	5500.00	USD 5500.00
Repair/replace exterior rotten wood	1	850.00	USD 850.00
Exterior paint (special stucco paint)	1	3500.00	USD 3500.00
Sales clean	1	400.00	USD 400.00
Remove downstairs ceramic and hardwood floor	1	650.00	USD 650.00
Reinstall 3 toilets	1	150.00	USD 150.00
Install 2 mirrors	1	200.00	USD 200.00
Replace exterior front slate (labor only)	1	200.00	USD 200.00
Install 1534 ft travertine tile through house	1	4602.00	USD 4602.00
Install 1272 ft engineer wood through house	1	9540.00	USD 9540.00

Sub Total 58,557.00

Total USD 58,557.00

Paid to Date USD 0.00

Balance	USD 58,557.00
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