

Repair Report

9316 Tooley Drive, Houston, TX 77031

Built in 1971 – Traditional Style Duplex – 4BR, 2.5BA – 2080 sq. ft.

Exterior Condition: Duplex is in overall good condition, however, will need some exterior painting and masonry repair of brick in some areas. Needs A/C unit and will need some breaker box repairs.

Interior Condition: Will need paint and possible update of flooring throughout. Will need some sheetrock repair, as well as updates in Kitchens and Bathrooms.

Estimated Repair Costs: A/C unit: \$2,000. Exterior/Interior paint: \$2200. Bathroom/Kitchen updates: \$2600. Ceilings fans/fixtures: \$2,000. **Total:** \$8,800.

After Repaired Value: \$116,000 (based on comps)

Sale Price: \$67,900

Rental value: \$850/month each