## **🏡 12211 Wild Pine Dr #C, Houston, TX 77039**

## **2 Bed | 2.5 Bath | 1,654 Sq Ft | 1,796 Sq Ft Lot 📍 *Harris County | Single-Family (Townhome) | Off-Market***

## 

### **🛠️ Condition: AS-IS**

## **Light-to-moderate rehab. Structurally solid with strong bones. Prime candidate for value-add investors seeking low risk with high upside.**

## **📦 Status: Vacant and in escrow 🔐 Assignable with All-In Cost @ $93K ⏱ Quick Close Available 💰 EMD: $8,000**

## **✅ Investor Highlights**

## **Realistic ARV Comps: $135K – $145K**

## **Multiple exit strategies: BRRRR / Flip / Rental**

## **Detailed rehab budget included – no guesswork**

## **Strong cash-on-cash returns, even under conservative projections**

## **📈 Long-Term Wealth Upside**

## **HOA-maintained neighborhood enhances asset stability**

## **Strong rental demand with low days on market**

## **Real equity play**

## **HOA Dues: $168/month**

## **Perfect for a long-term hold with refinance & equity capture *“Buy Once. Profit Monthly. Exit Wealthy.”***

## 

## **🛠 Individual Line-Item Rehab Breakdown**

| **Scope** | **BRRRR Exit** | **Avg Flip** | **Light Flip** |
| --- | --- | --- | --- |
| **Interior Paint** | **$2,500** | **$3,000** | **$1,500** |
| **Flooring (LVP/Tile)** | **$3,000** | **$3,500** | **$2,000** |
| **Kitchen Cabinets & Counters** | **$4,000** | **$5,000** | **$2,500** |
| **Kitchen Plumbing + Fixtures** | **$2,000** | **$3,000** | **$1,000** |
| **Bathroom Remodel** | **$4,000** | **$5,000** | **$2,000** |
| **HVAC Repair/Replace** | **$3,000** | **$4,000** | **$1,500** |
| **Plumbing Upgrades** | **$1,500** | **$2,000** | **$1,000** |
| **Electrical Panel & Fixtures** | **$1,500** | **$2,000** | **$1,000** |
| **Roof Repairs** | **$2,000** | **$3,000** | **$1,000** |
| **Exterior Paint & Landscaping** | **$1,500** | **$2,000** | **$1,000** |
| **Contingency / Misc.** | **$2,000** | **$2,500** | **$1,000** |
| **Holding Costs (3 mo est.)** | **$1,500** | **$2,000** | **$1,000** |
| **Selling / Closing Costs** | **$3,000** | **$3,500** | **$2,500** |
| **TOTAL** | **$32.5K** | **$41.5K** | **$18.0K** |

## 

## **📊 Strategy & ROI Summary**

| **Strategy** | **ARV** | **Est. Rehab** | **All-In Cost** | **Gross Profit** | **ROI (Est.)** |
| --- | --- | --- | --- | --- | --- |
| **BRRRR Exit** | **$140K** | **$32.5K** | **~$93K** | **$47K** | **50.5%** |
| **Avg Fix & Flip** | **$145K** | **$41.5K** | **~$93K** | **$52K** | **55.9%** |
| **Light Flip** | **$135K** | **$18.0K** | **~$93K** | **$42K** | **45.2%** |

## ***All-In Est. includes rehab + acquisition.***

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## **📈 Rental Income Projections**

## **2-Bedroom Avg Rent (77039): ~$1,450/month**

## **Rental Range: $1,300 – $1,600/month**

## **Estimated Annual Rent: $17,400+**

## **Post-Refi Cash Flow: ~$700–850/month**

## **Cap Rate Estimate: ~10% – 11.5%**

## 

## **🏘 77039 Market Snapshot – May 2025**

## **Median Sales Price: $144,779**

## **Average Days on Market: 83 Days**

## **Price per Sq Ft (Sold): $49 – $90**

## **Average Across Comps: ~$73/SqFt**

## **Estimated ARV 135-145 🧾 Annual Taxes: ~$2,750 *(verify with county for accuracy)***

## **🧭 Market Dynamics**

## **Trend: Stable with slight appreciation**

## **Sales Volume: 30+ comps within 1 mile in past 12 months**

## **Investor Advantage: Value-add potential with minimal renovations**

## 

## **🔐 What’s Included**

## **✅ Closing Costs ✅ Property Transfer Tax ✅ Title & Escrow Fees ✅ Assignment**

## 

## **🕒 First Qualified Investor Takes It**

## **📩 Send POF to Get Locked In 🏠 Walk-throughs Available This Week**

## 

## **🧰 Support & Resources**

## **✅ Need financing? We have vetted hard money lenders ready ✅ Not connected with a lender? We’ll introduce you ✅ Want short-term + BRRRR financing? We’ll plug you in**

## **📸 Photos & Videos are scheduled**

## 

### **🏢 HomeMaXX**

### **JD Ruiz 📧 ru@maxxvalue4home.net 📞 725-772-9847 🗯 *Real Deals. Real Margins. Real Fast.***

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