

# INVESTOR OPPORTUNITY

**3302 Chimney Brook Ln, Houston, TX 77068**

**SELLER SAYS: BRING ALL OFFERS - PRICE IS NEGOTIABLE**

## Investment Summary

- Asking Price: \$435,000
- Estimated ARV: \$490,000-\$525,000
- Estimated Repairs: \$15,000-\$35,000
- Exit Strategy: Flip or Long-Term Rental

Big Five	Condition
Foundation	Good
Roof	Approx. 4 years old
HVAC	2021
Electrical	Good
Plumbing	Good; one upstairs toilet to replace

## Comparable Sales & Market Support

Property	Price	Notes
3118 Timber Village Dr	\$380,000 Sold	Similar size/age
3514 Creekbriar Dr	\$364,900 Sold	Comparable neighborhood
4230 Brightwood Dr	\$450,000 Active	Updated competing listing
15823 Pebble Bend Dr	\$410,000 Active	Nearby active listing
15619 Winding Moss Dr	\$439,990 Active	Larger competing home

## Investor Notes

Major systems have already been updated, making this a light cosmetic opportunity. The seller is flexible on price and welcomes reasonable offers. Investors should verify all measurements, repairs, and comparable sales during due diligence.