

Property Information

233 Avenue F Markham, TX 77456

Property Details

Property Type: Single-Family

Bed(s): 4
Full-Bath(s): 2
Half-Bath(s): 0

Building Sqft: 2446 Sqft.

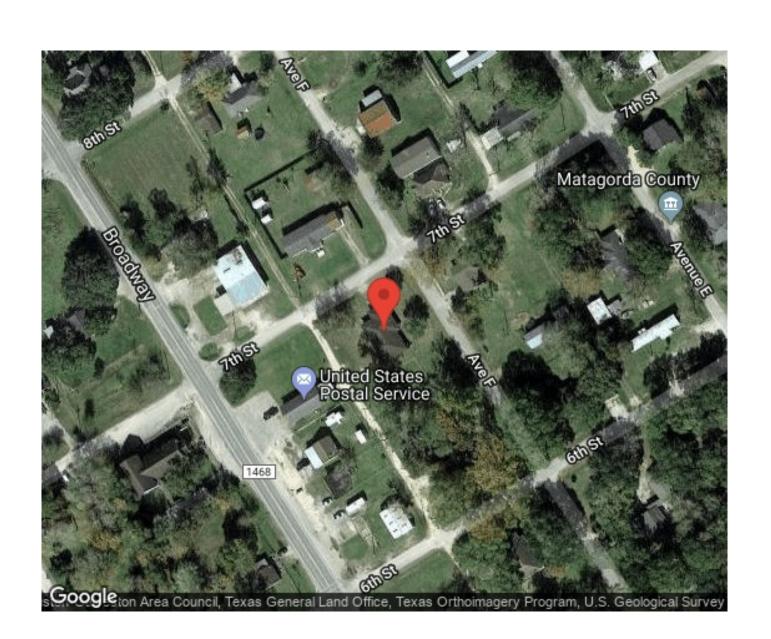
Lot Size: 24002 Sqft.

Tax Rate: 2.10557%

County: Matagorda

Listing Information

List Price: \$154,999
List Status: Active
MLS Number: 34019375
Days On Market: 179 Days



Property Photos











233 Avenue F

Markham, TX 77456

\$154,999

4 Bed(s) 2 Full Baths 2446 Sqft Tax Rate 2.10557% Middle School: Tidehaven Intermediate School

High School: Tidehaven High School



Investment Cost

Offer Price \$154,999

Loan Origination Fees

\$3,100

Purchase Closing Cost

\$3,100

Rehab Cost

\$5,000

After Repair Value (ARV)

\$165,000

Financing

Loan Type

Conventional

Down Payment

\$31,000

Loan Amount \$123,999

Interest Rate 5.5%

Monthly PMI

\$0

Added Monthly Payment

\$0

Monthly Expenses

Property Taxes \$271.97

Insurance

\$100

HOA/Association Fees

\$0

Management Fees

\$0

Maintenance

\$30

Other Costs

\$30

Monthly Income

Number of Units

1

Total Monthly Income

\$1,700

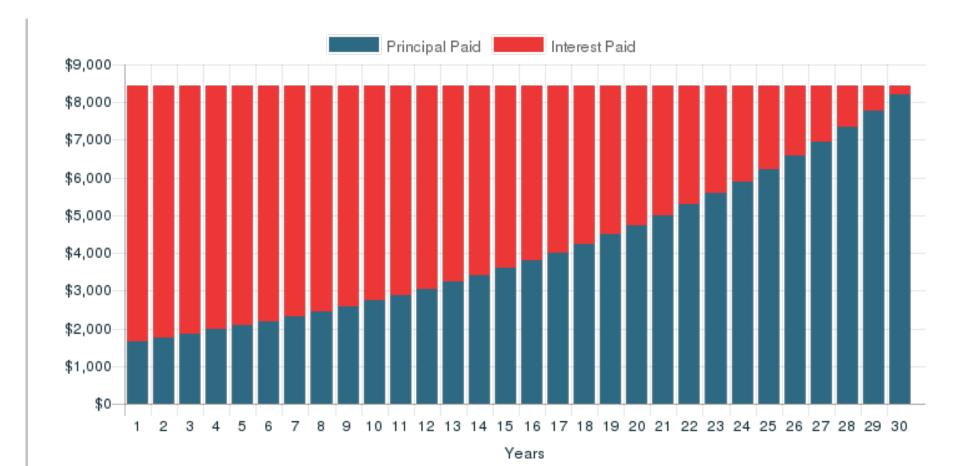
Projected Vacancy

0 Month, 15 Days

Property Appreciation

3% Annually

Income Growth 6% Annually



Monthly Payment \$704.05

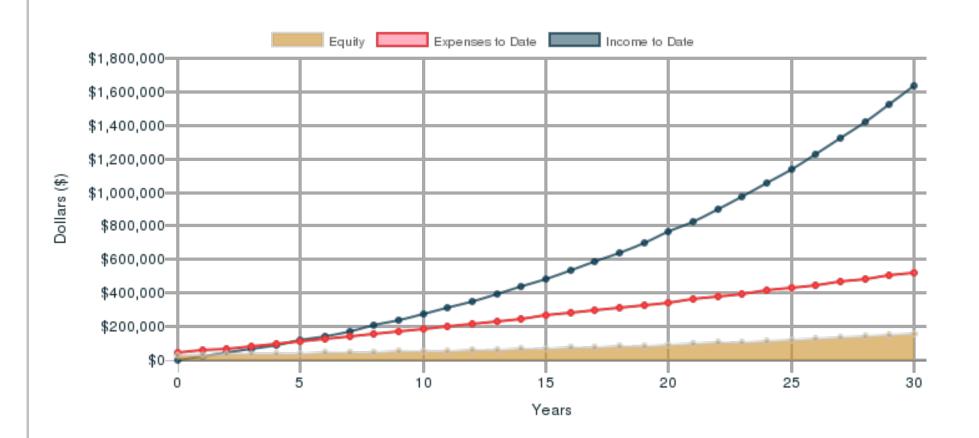
\$123,997

Total Amount Paid \$253,458

Total Interest Paid

Total Principal Paid

\$129,461



Point Of Sale: 7 Years

Overview

Monthly Income \$1,700

Monthly Expenses \$1,136

Total Investment \$42,200

Investment Performance

Cash-on-Cash Return
73.77% Annually
\$74,049
\$202,929

Avg. Annual Cashflow
\$10,578
\$44,868
\$252.09%

Key Ratios

Debt Ratio Covrage 2.19

Loan-to-Value Ratio

1.33

Gross Rent Multiplyer

7.60



Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$21,624	\$22,921	\$24,297	\$27,300	\$36,533	\$65,426	\$117,167
Vacancy Loss	\$889	\$942	\$999	\$1,122	\$1,501	\$2,689	\$4,815
Operating Income	\$20,735	\$21,979	\$23,298	\$26,178	\$35,032	\$62,737	\$112,352
Expenses							
Property Taxes	\$3,578	\$3,686	\$3,796	\$4,028	\$4,669	\$6,275	\$8,433
Insurance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Maintenance	\$360	\$360	\$360	\$360	\$360	\$360	\$360
Other Costs	\$360	\$360	\$360	\$360	\$360	\$360	\$360
Operating Expenses	\$5,498	\$5,606	\$5,716	\$5,948	\$6,589	\$8,195	\$10,353
Debt Service							
Principal Payment	\$1,670	\$1,765	\$1,864	\$2,080	\$2,737	\$4,738	\$8,202
Interest Payment	\$6,778	\$6,684	\$6,584	\$6,368	\$5,712	\$3,710	\$247
Ending Loan Balance	\$122,329	\$120,564	\$118,700	\$114,650	\$102,350	\$64,875	\$3
Loan Payment	\$8,449	\$8,449	\$8,449	\$8,449	\$8,449	\$8,449	\$8,449
Cash Flow							
Operating Income	\$20,735	\$21,979	\$23,298	\$26,178	\$35,032	\$62,737	\$112,352
Operating Expenses	\$5,498	\$5,606	\$5,716	\$5,948	\$6,589	\$8,195	\$10,353
Net Operating Income	\$15,237	\$16,373	\$17,582	\$20,230	\$28,443	\$54,542	\$101,999
Debt Service	\$8,449	\$8,449	\$8,449	\$8,449	\$8,449	\$8,449	\$8,449
Cash Flow	\$6,788	\$7,925	\$9,133	\$11,782	\$19,994	\$46,093	\$93,551
Cash-On-Cash Return	48.67%	56.39%	64.48%	81.84%	132.96%	276.95%	497.57%
Equity							
Appreciated Home Value	\$169,950	\$175,049	\$180,300	\$191,280	\$221,746	\$298,008	\$400,498
Loan Balance	\$122,329	\$120,564	\$118,700	\$114,650	\$102,350	\$64,875	\$3
Total Equity	\$47,621	\$54,485	\$61,600	\$76,630	\$119,396	\$233,133	\$400,495
Point of Sale Ret	turns						
Sale Price	\$169,950	\$175,049	\$180,300	\$191,280	\$221,746	\$298,008	\$400,498
Closing Costs	\$15,296	\$15,754	\$16,227	\$17,215	\$19,957	\$26,821	\$36,045
Loan Balance	\$122,329	\$120,564	\$118,700	\$114,650	\$102,350	\$64,875	\$3
Initial Investment	\$42,200	\$42,200	\$42,200	\$42,200	\$42,200	\$42,200	\$42,200
Profit on Sale	\$-9,875	\$-3,469	\$3,173	\$17,215	\$57,239	\$164,112	\$322,250
Accumulative Cash Flow	\$6,788	\$14,713	\$23,846	\$46,045	\$128,599	\$459,234	\$1,157,993
Takal Nat Dua Gi	\$-3,087	\$11,244	\$27,019	\$63,260	\$185,838	\$623,346	\$1,480,24
Total Net Profit	Q Q 1 Q 2 1						



Rehab Report

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$5,000
			Total	\$5,000