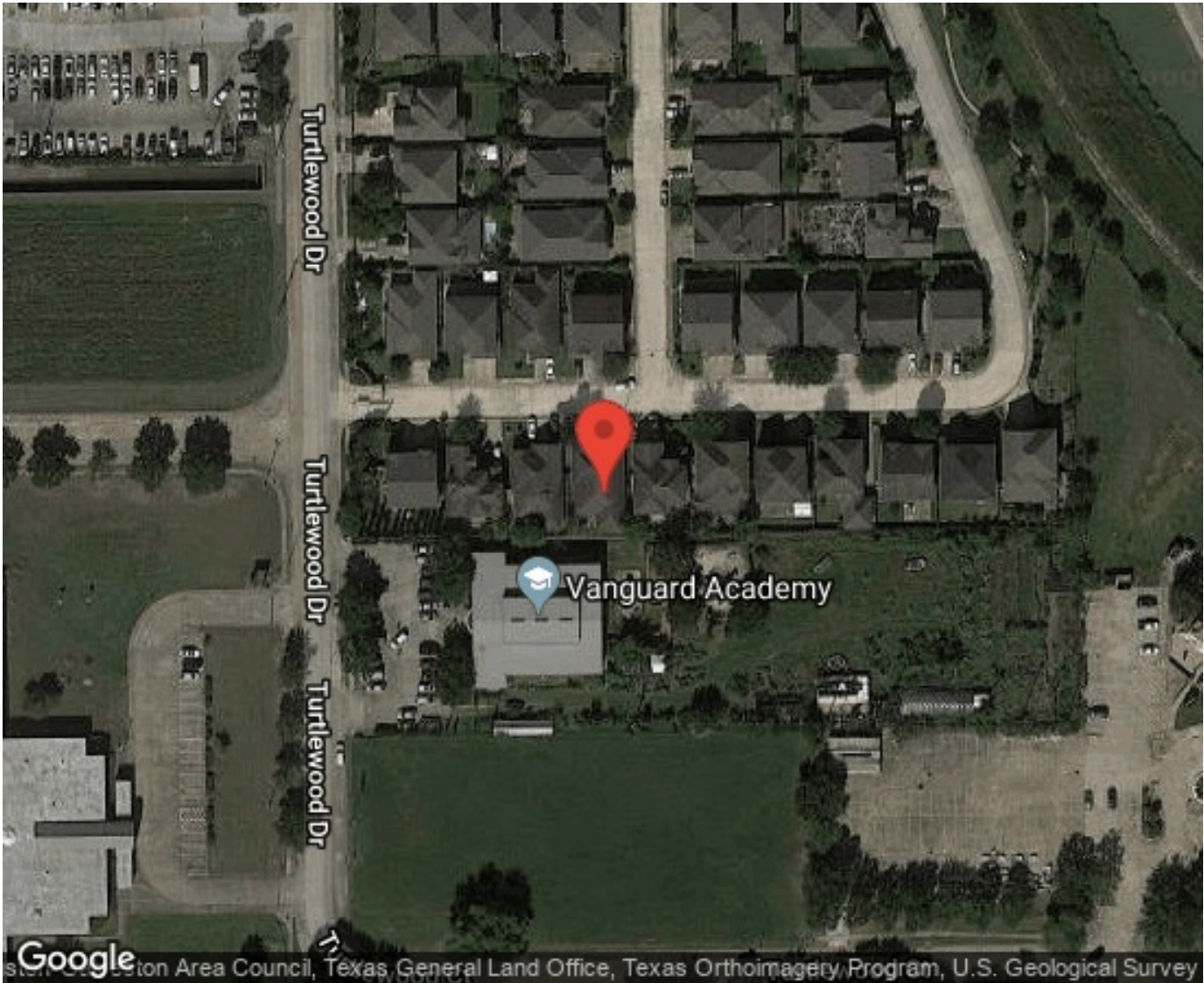


# Property Information

6883 Turtlewood Drive  
Houston, TX 77072

## Property Details

Property Type:	Single-Family
Bed(s):	3
Full-Bath(s):	2
Half-Bath(s):	0
Building Sqft:	1750 Sqft.
Lot Size:	4327 Sqft.
Tax Rate:	2.7496%
County:	Harris



## Listing Information

List Price:	\$239,500
List Status:	Active
MLS Number:	97182504
Days On Market:	6 Days

## Property Photos







## 6883 Turtlewood Drive

Houston, TX 77072

\$239,500

3 Bed(s) 2 Full Baths 1750 Sqft Tax Rate 2.7496%

Elementary School: Chambers Elementary School

Middle School: Killough Middle School

High School: Aisd Draw



### Investment Cost

- Offer Price  
\$239,500
- Loan Origination Fees  
\$2,395
- Purchase Closing Cost  
\$4,790
- Rehab Cost  
\$0

### Financing

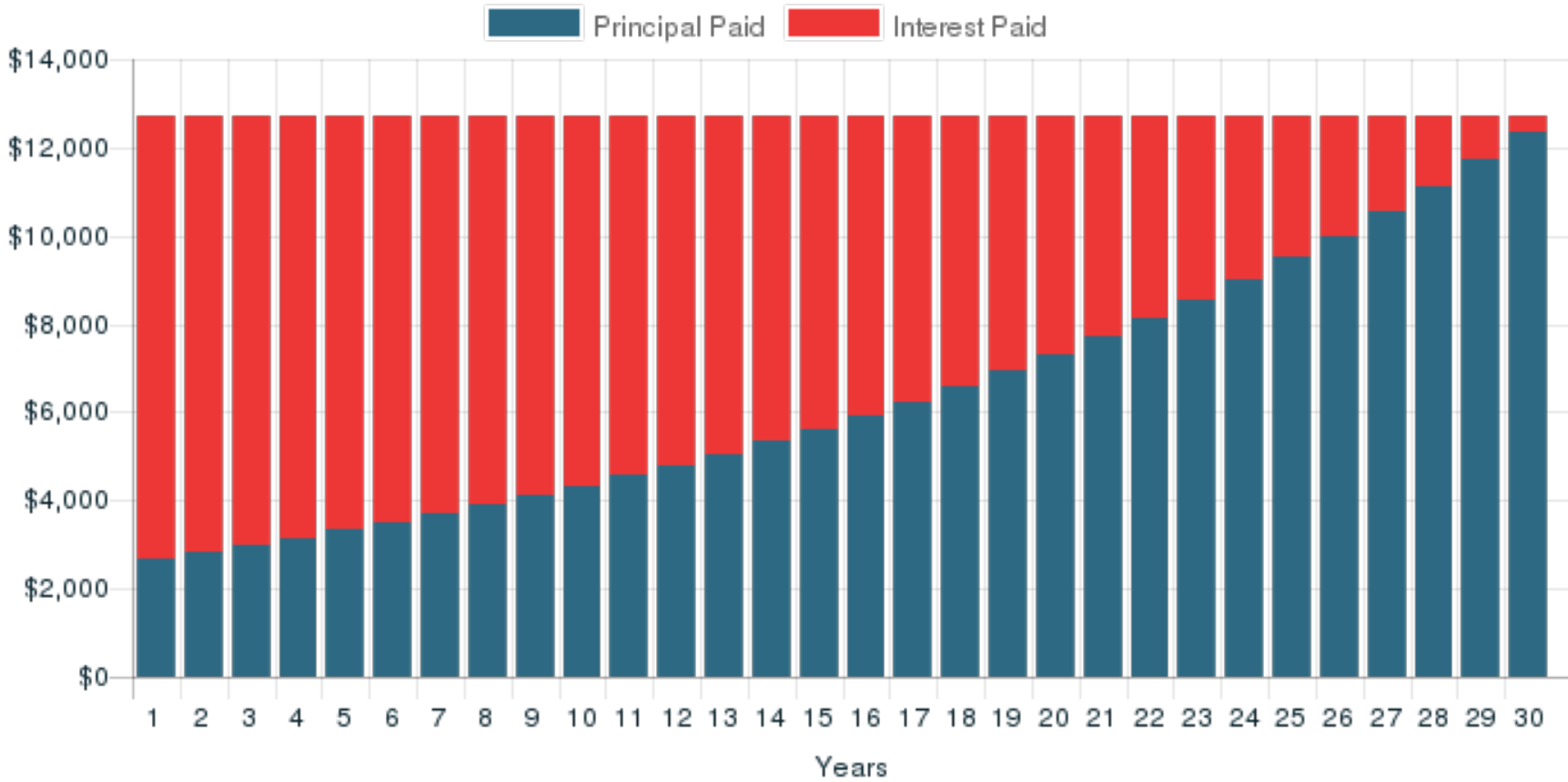
- Loan Type  
Conventional
- Down Payment  
\$47,900
- Loan Amount  
\$191,600
- Interest Rate  
5.25%
- Monthly PMI  
\$0
- Added Monthly Payment  
\$0

### Monthly Expenses

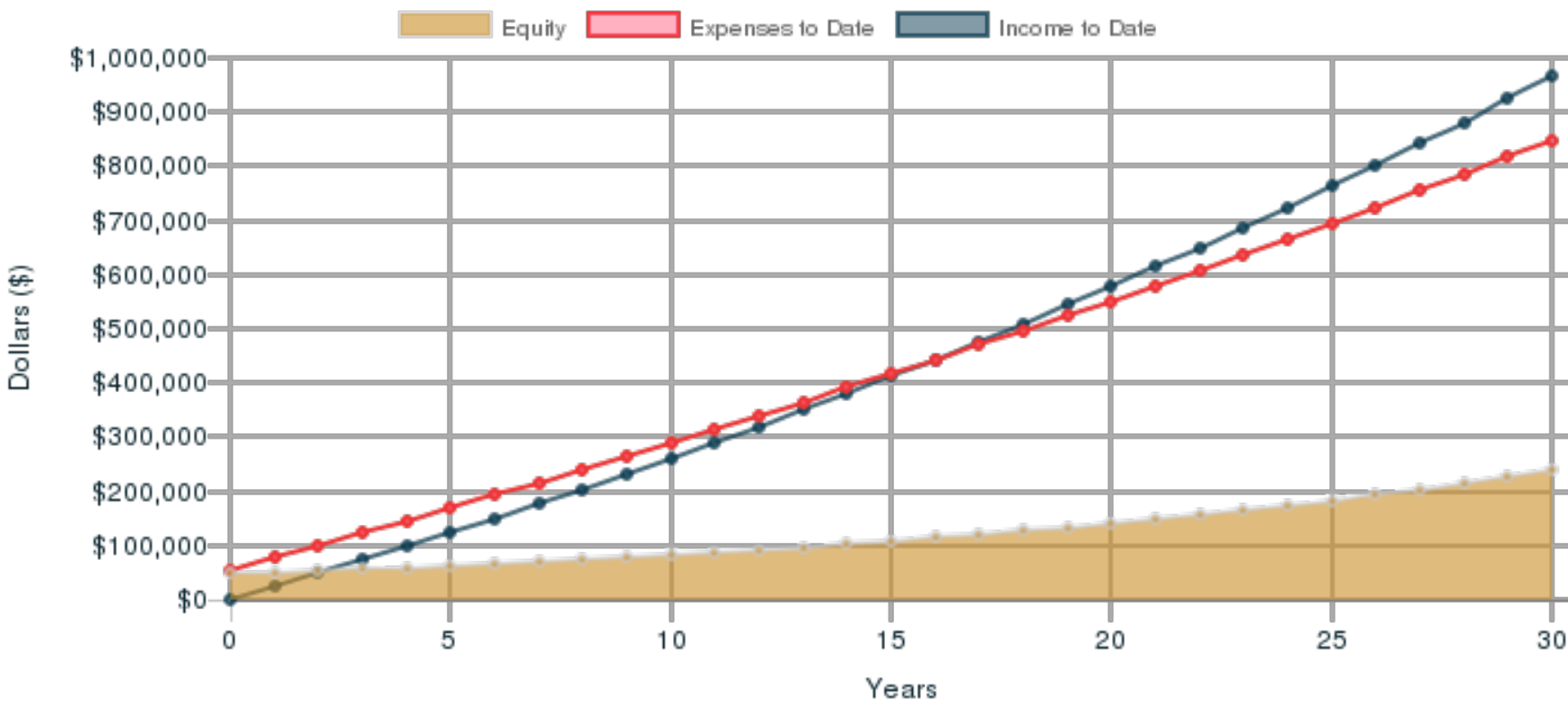
- Property Taxes  
\$548.77
- Insurance  
\$200
- HOA/Association Fees  
\$50
- Management Fees  
\$0
- Maintenance  
\$0
- Other Costs  
\$0

### Monthly Income

- Number of Units  
1
- Total Monthly Income  
\$2,000
- Projected Vacancy  
0 Month, 10 Days
- Property Appreciation  
3% Annually
- Income Growth  
2% Annually



Monthly Payment	Total Principal Paid
\$1,058.02	\$191,598
Total Amount Paid	Total Interest Paid
\$380,887	\$189,289



Point Of Sale: 5 Years

#### Overview

Monthly Income	Monthly Expenses
\$2,000	\$1,857
Total Investment	
\$55,085	

#### Investment Performance

Cash-on-Cash Return	Total Net Cashflow	Appreciated Home Value
8.2% Annually	\$9,412	\$277,646
Avg. Annual Cashflow	Equity	Total ROI at Sale
\$1,883	\$62,941	55.24%

#### Key Ratios

Debt Ratio Coverage	Loan-to-Value Ratio
1.65	1.25
Gross Rent Multiplier	
9.98	

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$24,480	\$24,970	\$25,469	\$26,498	\$29,256	\$35,663	\$43,473
Vacancy Loss	\$671	\$684	\$698	\$726	\$802	\$977	\$1,191
Operating Income	\$23,809	\$24,286	\$24,771	\$25,772	\$28,454	\$34,686	\$42,282
Expenses							
Property Taxes	\$6,783	\$6,986	\$7,196	\$7,634	\$8,850	\$11,894	\$15,984
Insurance	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
HOA Fees	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Operating Expenses	\$9,783	\$9,986	\$10,196	\$10,634	\$11,850	\$14,894	\$18,984
Debt Service							
Principal Payment	\$2,702	\$2,847	\$3,000	\$3,331	\$4,329	\$7,310	\$12,342
Interest Payment	\$9,995	\$9,849	\$9,696	\$9,365	\$8,367	\$5,387	\$354
Ending Loan Balance	\$188,898	\$186,051	\$183,051	\$176,559	\$157,013	\$98,613	\$2
Loan Payment	\$12,696	\$12,696	\$12,696	\$12,696	\$12,696	\$12,696	\$12,696
Cash Flow							
Operating Income	\$23,809	\$24,286	\$24,771	\$25,772	\$28,454	\$34,686	\$42,282
Operating Expenses	\$9,783	\$9,986	\$10,196	\$10,634	\$11,850	\$14,894	\$18,984
Net Operating Income	\$14,026	\$14,300	\$14,575	\$15,138	\$16,604	\$19,792	\$23,298
Debt Service	\$12,696	\$12,696	\$12,696	\$12,696	\$12,696	\$12,696	\$12,696
Cash Flow	\$1,330	\$1,603	\$1,879	\$2,442	\$3,908	\$7,096	\$10,601
Cash-On-Cash Return	5.92%	7.07%	8.21%	10.47%	15.92%	25.72%	33.46%
Equity							
Appreciated Home Value	\$246,685	\$254,086	\$261,708	\$277,646	\$321,868	\$432,564	\$581,329
Loan Balance	\$188,898	\$186,051	\$183,051	\$176,559	\$157,013	\$98,613	\$2
Total Equity	\$57,787	\$68,035	\$78,657	\$101,087	\$164,855	\$333,951	\$581,327
Point of Sale Returns							
Sale Price	\$246,685	\$254,086	\$261,708	\$277,646	\$321,868	\$432,564	\$581,329
Closing Costs	\$22,202	\$22,868	\$23,554	\$24,988	\$28,968	\$38,931	\$52,320
Loan Balance	\$188,898	\$186,051	\$183,051	\$176,559	\$157,013	\$98,613	\$2
Initial Investment	\$55,085	\$55,085	\$55,085	\$55,085	\$55,085	\$55,085	\$55,085
Profit on Sale	\$-19,500	\$-9,918	\$18	\$21,014	\$80,802	\$239,935	\$473,922
Accumulative Cash Flow	\$1,330	\$2,933	\$4,812	\$9,413	\$25,986	\$82,324	\$172,318
Total Net Profit	\$-18,170	\$-6,985	\$4,830	\$30,427	\$106,788	\$322,259	\$646,240
Total ROI	-32.99%	-12.68%	8.77%	55.24%	193.86%	585.02%	1173.17%