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Texas native born and raised in the Houston area. I am focused on using my analytical background to create accurate ad helpful analysis to find the perfect properties for my clients!

Expertise:

Single Family home Buyers and Sellers Investment Properties Flips and

Rentals

Investment analysis and

negotiations
Tech background in Coding and

Web Dev

Certifications/Education:

University of Houston-Undergraduate in Economics Masters Degree in Economics with a focus in Econometrics

Coding in C++, C Sharpe, HTML/CSS

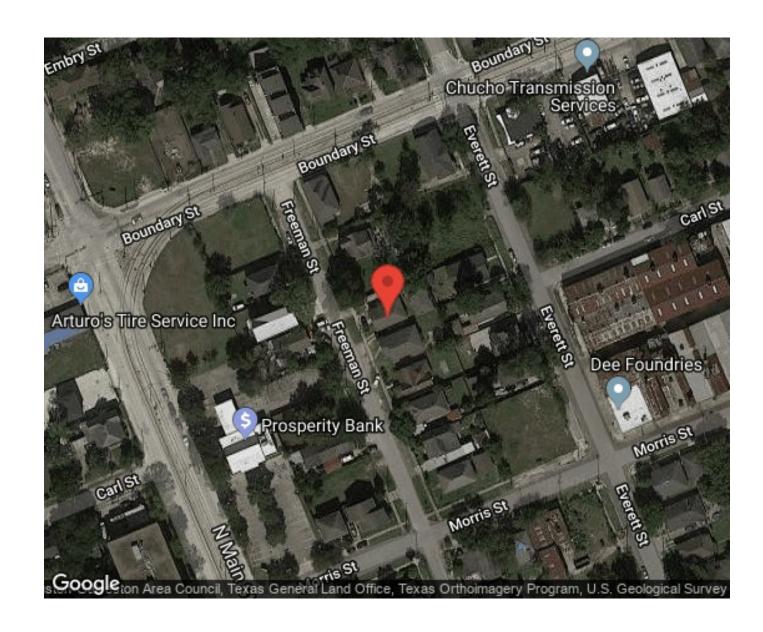
and Python

Awards/Recognition: Tech Awards in 2018



Property Information

2422 Freeman Street Houston, TX 77009



Property Details

Property Type: Multi-Family

Bed(s): 4

Full-Bath(s): 3

Half-Bath(s): 0

Building Sqft: 1892

Lot Size: 5050

Tax Rate: 2.5264

County: Harris

Listing Information

List Price: \$298,500

List Status: Active

MLS Number: 46280374

Days on Market: 260

Property Photos











2422 Freeman Street

Houston, TX 77009

\$298,500

4 Bed(s) 3 Full Baths 1892 Sqft Tax Rate 2.5264% Elementary School: Ketelsen Elementary School Middle School: Marshall Middle School High School: Northside High School



Investment Cost

Offer Price \$278,500

Loan Origination Fees

\$5,570

Purchase Closing Cost

\$5,570

Rehab Cost

\$15,000

After Repair Value (ARV)

\$300,000

Financing

Loan Type

Conventional

Down Payment

\$55,700

Loan Amount \$222,800

Interest Rate 5.9%

Monthly PMI

\$0

Added Monthly Payment

\$81,840

\$0

Monthly Expenses

Property Taxes

\$586.34

Insurance

\$200

HOA/Association Fees

\$0

Management Fees

\$0

Maintenance

\$50

Other Costs

\$100

Monthly Income

Number of Units

1

Total Monthly Income

\$3,200

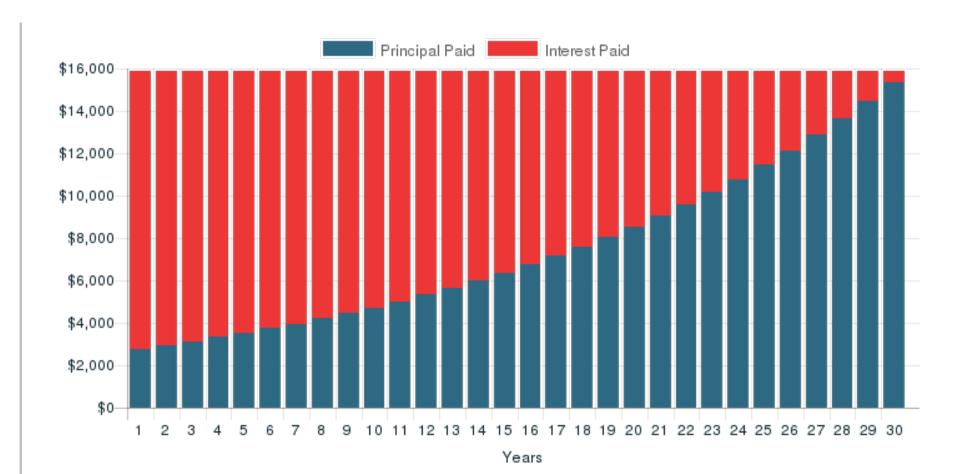
Projected Vacancy

0 Month, 0 Days

Property Appreciation

5% Annually

Income Growth 5% Annually

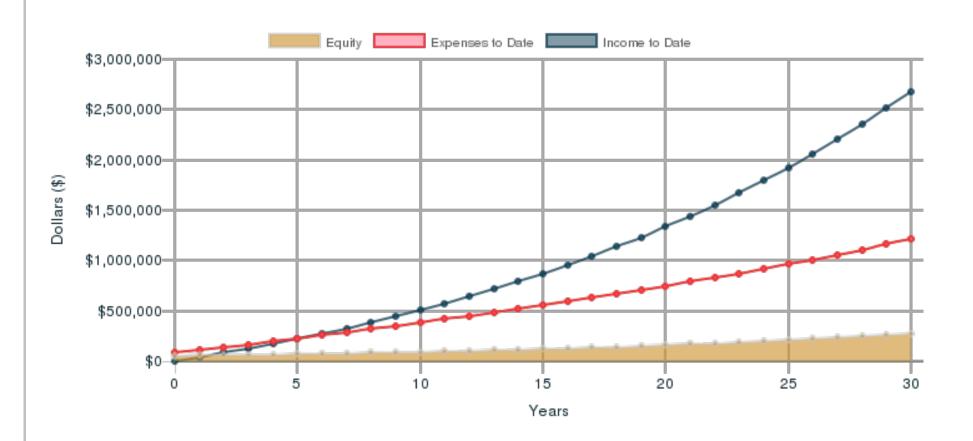


Monthly Payment \$1,321.51

Total Principal Paid \$222,800

Total Amount Paid \$475,742 Total Interest Paid

\$252,942



Point Of Sale: 5 Years

Overview

Monthly Income Monthly Expenses \$3,200 \$2,258

Total Investment

Investment Performance

Cash-on-Cash Return

54.28% Annually

\$78,529

\$382,884

Avg. Annual Cashflow

\$15,706

\$71,433

Appreciated Home Value

\$78,529

\$382,884

Total ROI at Sale

\$168.68%

Key Ratios

Debt Ratio Covrage 2.16

Loan-to-Value Ratio 1.35

Gross Rent Multiplyer

7.25



Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$40,320	\$42,336	\$44,453	\$49,009	\$62,550	\$101,887	\$165,963
Vacancy Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Income	\$40,320	\$42,336	\$44,453	\$49,009	\$62,550	\$101,887	\$165,963
Expenses							
Property Taxes	\$7,958	\$8,356	\$8,774	\$9,673	\$12,346	\$20,110	\$32,757
Insurance	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Maintenance	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Other Costs	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Operating Expenses	\$12,158	\$12,556	\$12,974	\$13,873	\$16,546	\$24,310	\$36,957
Debt Service							
Principal Payment	\$2,788	\$2,956	\$3,136	\$3,527	\$4,734	\$8,528	\$15,361
Interest Payment	\$13,071	\$12,902	\$12,722	\$12,331	\$11,124	\$7,330	\$495
Ending Loan Balance	\$220,012	\$217,056	\$213,920	\$207,067	\$185,951	\$119,572	\$0
Loan Payment	\$15,858	\$15,858	\$15,858	\$15,858	\$15,858	\$15,858	\$15,856
Cash Flow							
Operating Income	\$40,320	\$42,336	\$44,453	\$49,009	\$62,550	\$101,887	\$165,963
Operating Expenses	\$12,158	\$12,556	\$12,974	\$13,873	\$16,546	\$24,310	\$36,957
Net Operating Income	\$28,162	\$29,780	\$31,479	\$35,136	\$46,004	\$77,577	\$129,006
Debt Service	\$15,858	\$15,858	\$15,858	\$15,858	\$15,858	\$15,858	\$15,856
Cash Flow	\$12,304	\$13,922	\$15,621	\$19,278	\$30,146	\$61,719	\$113,150
Cash-On-Cash Return	43.92%	49%	54.18%	64.84%	93.03%	153.65%	214.25%
Equity							
Appreciated Home Value	\$315,000	\$330,750	\$347,288	\$382,884	\$488,668	\$795,989	\$1,296,583
Loan Balance	\$220,012	\$217,056	\$213,920	\$207,067	\$185,951	\$119,572	\$0
Total Equity	\$94,988	\$113,694	\$133,368	\$175,817	\$302,717	\$676,417	\$1,296,58
Point of Sale Re	turns						
Sale Price	\$315,000	\$330,750	\$347,288	\$382,884	\$488,668	\$795,989	\$1,296,583
Closing Costs	\$28,350	\$29,768	\$31,256	\$34,460	\$43,980	\$71,639	\$116,692
Loan Balance	\$220,012	\$217,056	\$213,920	\$207,067	\$185,951	\$119,572	\$0
Initial Investment	\$81,840	\$81,840	\$81,840	\$81,840	\$81,840	\$81,840	\$81,840
Profit on Sale	\$-15,202	\$2,086	\$20,272	\$59,517	\$176,897	\$522,938	\$1,098,05
Accumulative Cash Flow	\$12,304	\$26,226	\$41,847	\$78,530	\$206,464	\$668,915	\$1,548,344
Total Net Profit	\$-2,898	\$28,312	\$62,119	\$138,047	\$383,361	\$1,191,853	\$2,646,39
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Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$15,000
			Total	\$15,000