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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

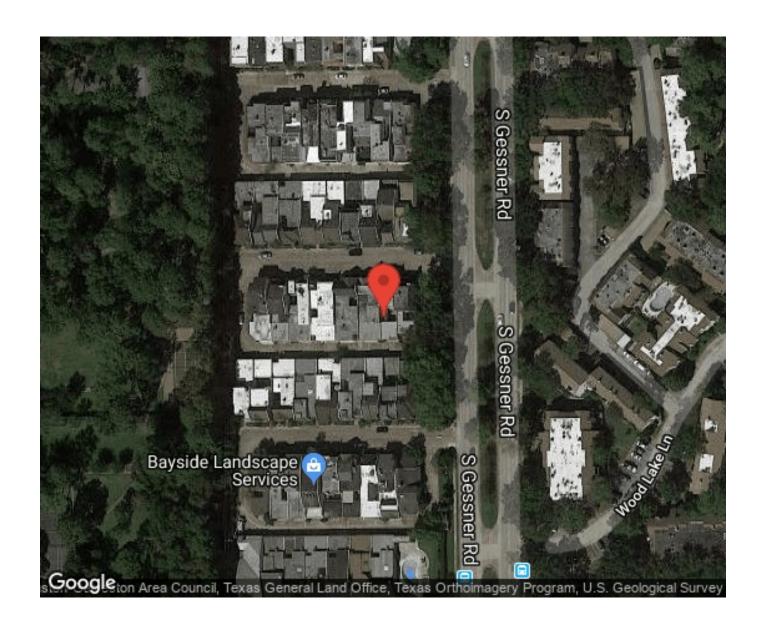
and Python

Awards/Recognition: Tech Awards in 2018



# **Property Information**

1704 South Gessner Road Houston, TX 77063



### **Property Details**

2

Property Type:

Townhouse/Condo

Bed(s):

Full-Bath(s): 2

Half-Bath(s): 0

Building Sqft: 1608

Lot Size: 2273

Tax Rate: 2.52632

County: Harris

### **Listing Information**

List Price:

\$255,000

List Status:

Not Listed

## **Property Photos**







#### 1704 South Gessner Road

Houston, TX 77063

\$255,000

2 Bed(s) 2 Full Baths 1608 Sqft Tax Rate 2.52632%



### Investment Cost

Offer Price \$255,000

Loan Origination Fees

\$5,100

**Purchase Closing Cost** 

\$5,100

Rehab Cost

\$10,000

After Repair Value (ARV)

\$270,000

# **Financing**

Loan Type

Conventional

Down Payment

\$51,000

Loan Amount

\$204,000

Interest Rate

5.9%

Monthly PMI

\$0

Added Monthly Payment

\$0

### Monthly Expenses

**Property Taxes** 

\$536.84

Insurance

\$100

**HOA/Association Fees** 

\$80

Management Fees

\$0

Maintenance

\$50

Other Costs

\$30

## Monthly Income

Number of Units

1

Total Monthly Income

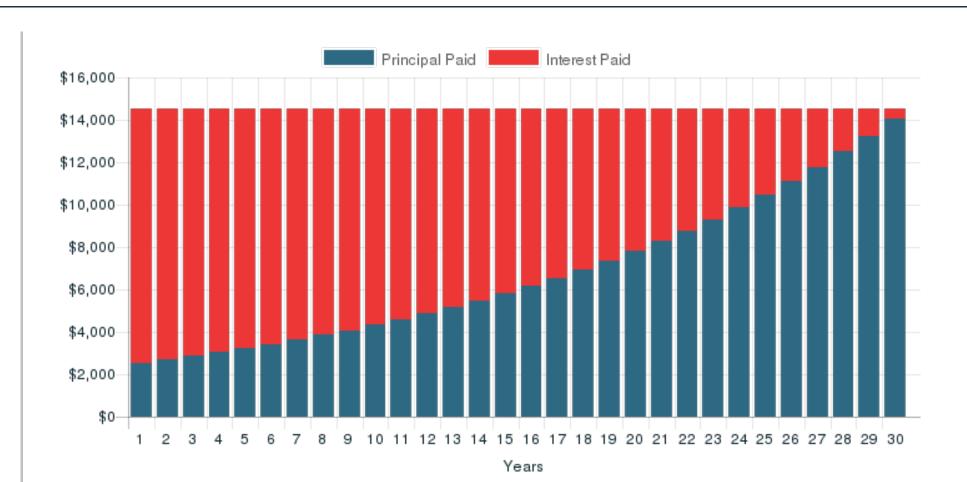
\$2,100

Projected Vacancy

0 Month, 15 Days

Property Appreciation 3% Annually

Income Growth 5% Annually

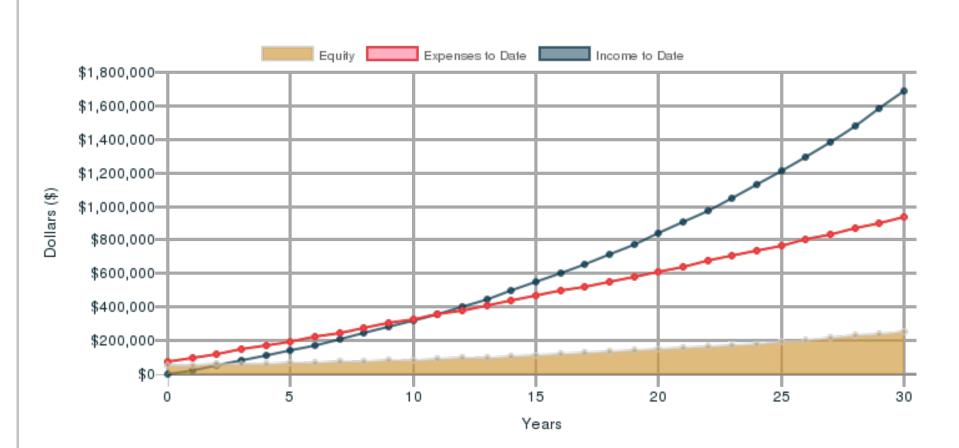


Monthly Payment \$1,210

Total Principal Paid \$204,000

Total Amount Paid \$435,598 Total Interest Paid

\$231,598



#### Point Of Sale: 5 Years

#### Overview

Monthly Income \$2,100

Monthly Expenses \$2,007

Total Investment \$71,200

#### **Investment Performance**

Cash-on-Cash Return
Total Net Cashflow
Appreciated Home Value
\$11.64% Annually

\$14,699
\$313,004

Avg. Annual Cashflow
Equity
\$2,940
\$65,405

54.41%

### **Key Ratios**

1.52

Loan-to-Value Ratio

1.32

Gross Rent Multiplyer

Debt Ratio Covrage

10.12



# **Analysis Projections**

_	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$26,460	\$27,783	\$29,172	\$32,162	\$41,048	\$66,863	\$108,913
Vacancy Loss	\$1,087	\$1,142	\$1,199	\$1,322	\$1,687	\$2,748	\$4,476
Operating Income	\$25,373	\$26,641	\$27,973	\$30,840	\$39,361	\$64,115	\$104,437
Expenses							
Property Taxes	\$7,026	\$7,236	\$7,454	\$7,907	\$9,167	\$12,320	\$16,557
Insurance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
HOA Fees	\$960	\$960	\$960	\$960	\$960	\$960	\$960
Maintenance	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Other Costs	\$360	\$360	\$360	\$360	\$360	\$360	\$360
Operating Expenses	\$10,146	\$10,356	\$10,574	\$11,027	\$12,287	\$15,440	\$19,677
Debt Service							
Principal Payment	\$2,552	\$2,707	\$2,871	\$3,230	\$4,335	\$7,809	\$14,065
Interest Payment	\$11,968	\$11,813	\$11,649	\$11,290	\$10,185	\$6,711	\$453
Ending Loan Balance	\$201,448	\$198,741	\$195,870	\$189,595	\$170,260	\$109,483	\$0
Loan Payment	\$14,520	\$14,520	\$14,520	\$14,520	\$14,520	\$14,520	\$14,518
Cash Flow							
Operating Income	\$25,373	\$26,641	\$27,973	\$30,841	\$39,361	\$64,115	\$104,437
Operating Expenses	\$10,146	\$10,356	\$10,574	\$11,027	\$12,287	\$15,440	\$19,677
Net Operating Income	\$15,227	\$16,285	\$17,399	\$19,814	\$27,074	\$48,675	\$84,760
Debt Service	\$14,520	\$14,520	\$14,520	\$14,520	\$14,520	\$14,520	\$14,518
Cash Flow	\$707	\$1,765	\$2,880	\$5,293	\$12,554	\$34,156	\$70,242
Cash-On-Cash Return	2.87%	7.09%	11.48%	20.72%	46.83%	114.01%	205.42%
Equity							
Appreciated Home Value	\$278,100	\$286,443	\$295,036	\$313,004	\$362,857	\$487,650	\$655,361
Loan Balance	\$201,448	\$198,741	\$195,870	\$189,595	\$170,260	\$109,483	\$0
Total Equity	\$76,652	\$87,702	\$99,166	\$123,409	\$192,597	\$378,167	\$655,361
Point of Sale Re	turns						
Sale Price	\$278,100	\$286,443	\$295,036	\$313,004	\$362,857	\$487,650	\$655,361
Closing Costs	\$25,029	\$25,780	\$26,553	\$28,170	\$32,657	\$43,889	\$58,982
Loan Balance	\$201,448	\$198,741	\$195,870	\$189,595	\$170,260	\$109,483	\$0
Initial Investment	\$71,200	\$71,200	\$71,200	\$71,200	\$71,200	\$71,200	\$71,200
Profit on Sale	\$-19,577	\$-9,278	\$1,413	\$24,039	\$88,740	\$263,078	\$525,179
Accumulative Cash Flow	\$707	\$2,472	\$5,352	\$14,700	\$62,193	\$297,387	\$822,278
Total Net Profit	\$-18,870	\$-6,806	\$6,765	\$38,739	\$150,933	\$560,465	\$1,347,45
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ltem	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$10,000
			Total	\$10,000