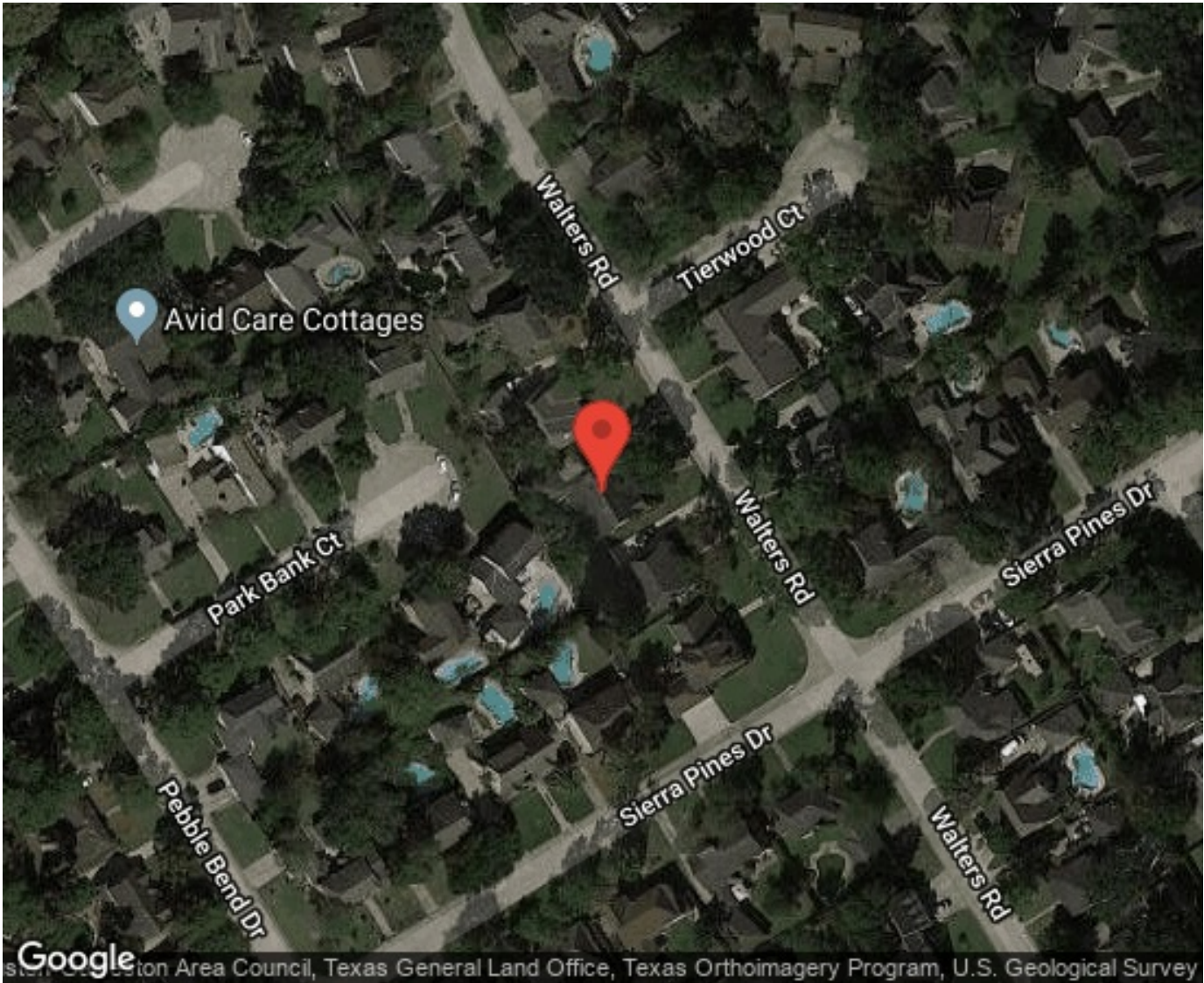


Property Information

15311 Walters Road
Houston, TX 77068

Property Details

Property Type:	Single-Family
Bed(s):	4
Full-Bath(s):	2
Half-Bath(s):	1
Building Sqft:	3227 Sqft.
Lot Size:	9200 Sqft.
Tax Rate:	2.7515%
County:	Harris



Listing Information

List Price:	\$177,900
List Status:	Active
MLS Number:	35346208

Property Photos





15311 Walters Road

Houston, TX 77068

\$177,900

4 Bed(s) 2 Full Baths Half-bath 1 3227 Sqft Tax Rate 2.7515%
Elementary School: PAT REYNOLDS ELEMENTARY SCHOOL
Middle School: EDWIN M WELLS MIDDLE SCHOOL
High School: WESTFIELD HIGH SCHOOL



Investment Cost

Purchase Price
\$177,900

Loan Origination Fees
\$1,779

Purchase Closing Cost
\$3,558

Rehab Cost
\$0

Financing

Loan Type
Conventional

Down Payment
\$35,580

Loan Amount
\$142,320

Interest Rate
5.25%

Monthly PMI
\$0

Added Monthly Payment
\$0

Monthly Expenses

Property Taxes
\$407.91

Insurance
\$42

HOA/Association Fees
\$45

Management Fees
\$60

Maintenance
\$70

Other Costs
\$150

Monthly Income

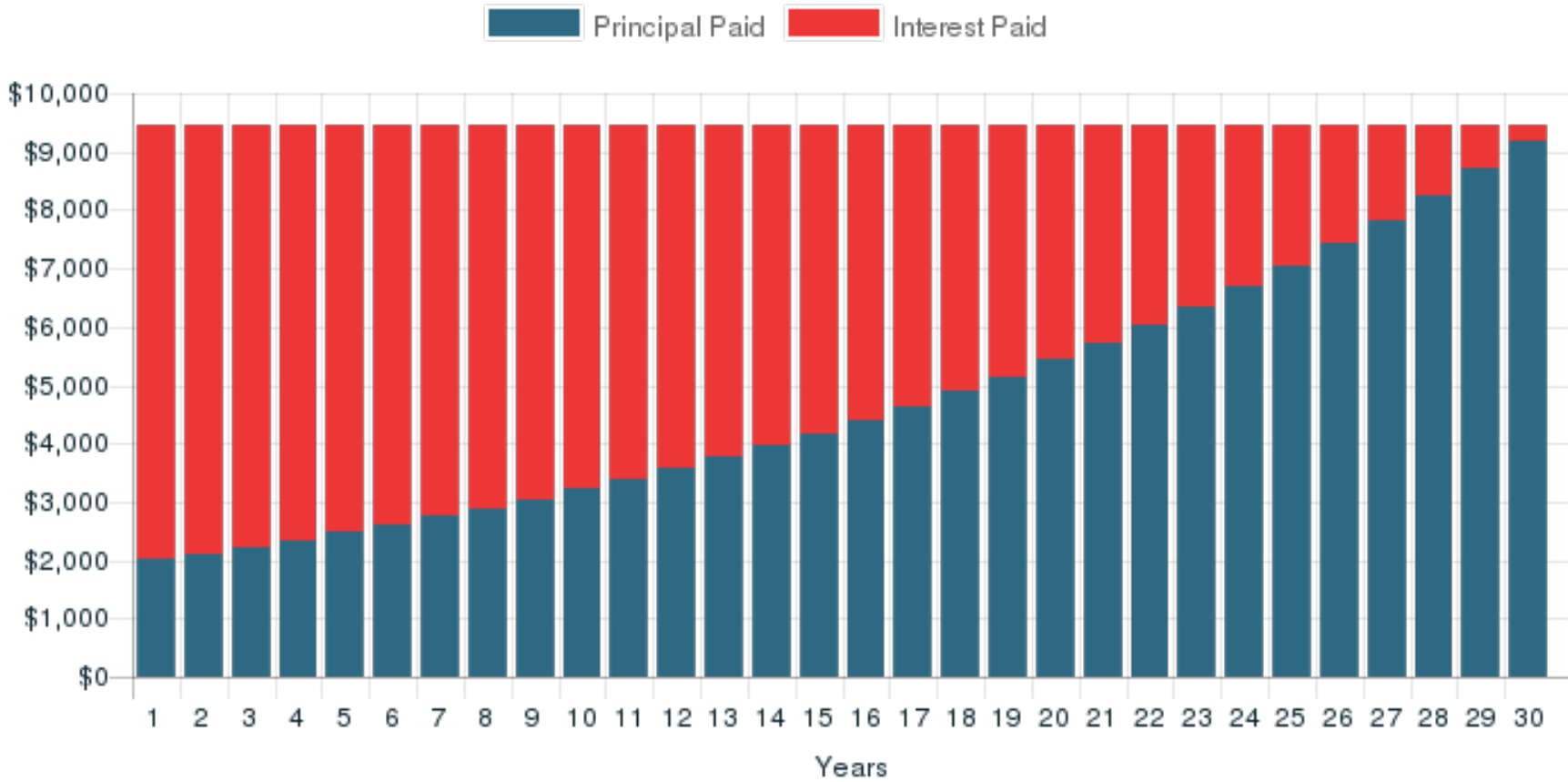
Number of Units
1

Total Monthly Income
\$2,000

Projected Vacancy
0 Month, 10 Days

Property Appreciation
3% Annually

Income Growth
1% Annually



Monthly Payment	Total Principal Paid
\$785.90	\$142,320
Total Amount Paid	Total Interest Paid
\$282,921	\$140,601



Point Of Sale: 5 Years

Overview		Investment Performance			Key Ratios	
Monthly Income	Monthly Expenses	Cash-on-Cash Return	Total Net Cashflow	Appreciated Home Value	Debt Ratio Coverage	Loan-to-Value Ratio
\$2,000	\$1,561	28.88% Annually	\$27,707	\$206,235	2.08	1.25
Total Investment		Avg. Annual Cashflow	Equity	Total ROI at Sale	Gross Rent Multiplier	
\$40,917		\$5,541	\$46,753	151.23%	7.41	

Sold Property Comps

Address	Distance	Beds	Baths	Sqft	Sale Date	Sale price
5331 Olympia Fields Ln 91% match	1.9 Mi.	3	2.0	2389	08/13/2018	\$180,000
13202 Glen Erica Dr 90% match	1.9 Mi.	4	2.5	3120	03/20/2018	\$226,000
5514 Pebble Springs Dr 90% match	2.2 Mi.	4	2.5	2674	02/23/2018	\$161,267
2615 Creekhickory Rd 89% match	1.1 Mi.	3	2.0	2362	03/06/2018	\$150,000
5318 Lookout Mountain Dr 89% match	2.0 Mi.	4	2.5	2732	02/27/2018	\$145,500

For Sale Property Comps

Address	Distance	Beds	Baths	Sqft	List Price	Days On Market
3114 Holly Oak CT	0.7 Mi.	3	2.10	3018	\$280,000.00	566 Days
2711 Southern Oaks DR	0.9 Mi.	2	2.10	3035	\$300,000.00	399 Days
15218 Lantern Creek LN	0.5 Mi.	5	3.10	3499	\$279,900.00	342 Days
2906 Cedar Woods PL	0.8 Mi.	4	3.10	3689	\$599,000.00	257 Days
17923 Beaver Creek DR	2.1 Mi.	4	2.10	2801	\$163,900.00	112 Days
15702 Winding Moss DR	0.6 Mi.	0	2.10	2976	\$174,900.00	180 Days
17930 Elk River Circle CIR	2.3 Mi.	5	3.10	3414	\$150,000.00	63 Days
17911 Zagar LN	2.7 Mi.	4	2.10	3168	\$199,999.00	160 Days
17919 Zagar LN	2.8 Mi.	4	2.10	2964	\$209,999.00	160 Days
1103 Caspian LN	2.8 Mi.	5	3.10	3516	\$244,400.00	144 Days

Rental Property Comps

Address	Distance	Beds	Baths	Sqft	List Price	Days On Market
15703 Banty Falls CT	0.5 Mi.	4	2.10	3185	\$2,150.00	187 Days
1114 Kanah LN	2.7 Mi.	4	2.10	2778	\$1,550.00	138 Days
1102 Romaine LN	2.7 Mi.	4	2.10	3068	\$1,800.00	19 Days
16019 Fawn Vista VIS	0.8 Mi.	3	2.10	3003	\$2,499.00	16 Days
735 Rustyleaf LN	3.1 Mi.	3	2.00	2946	\$1,575.00	7 Days