

Property Information

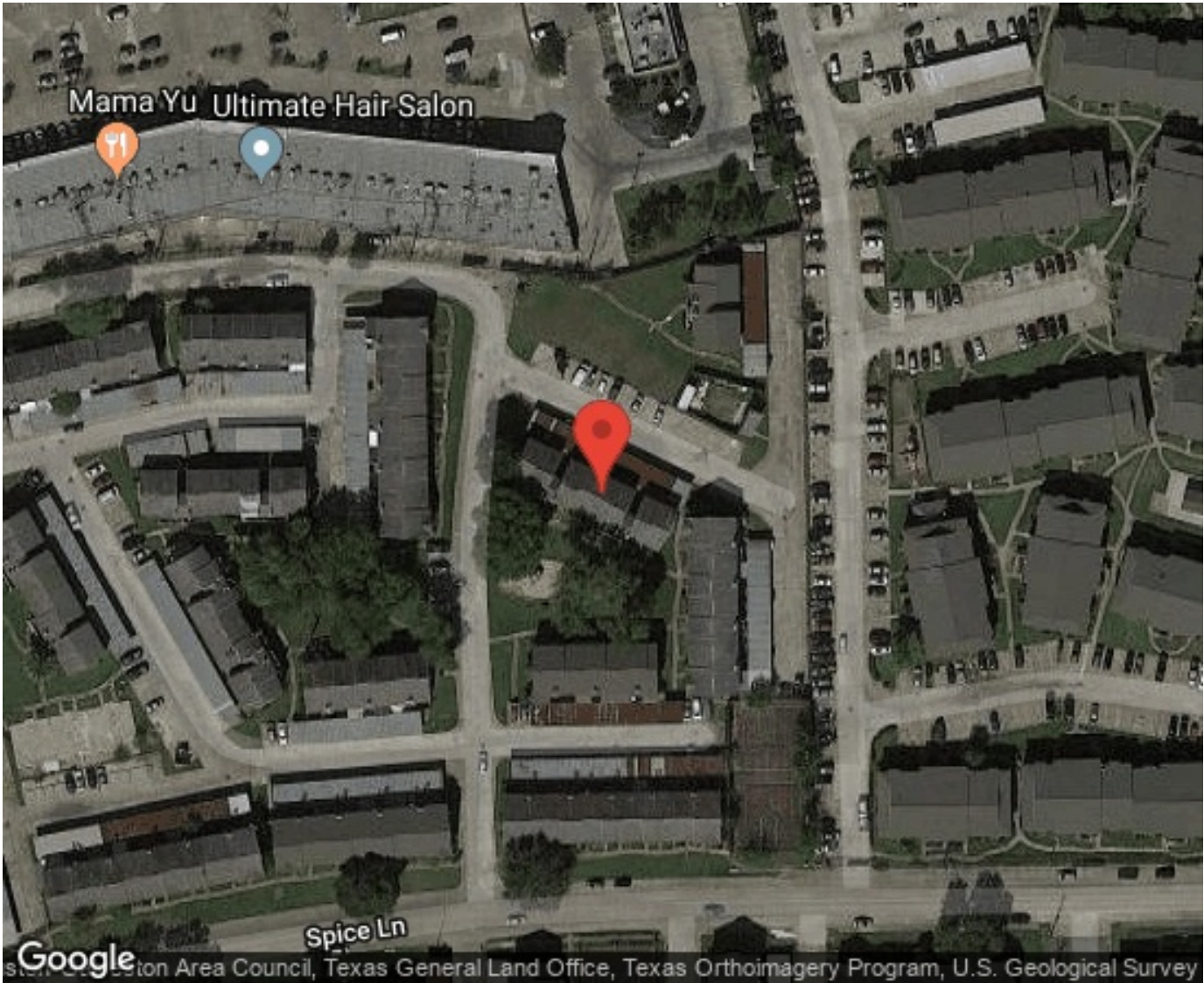
8323 Wilcrest Drive
Houston, TX 77072

Property Details

Property Type:	Townhouse/Condo
Bed(s):	3
Full-Bath(s):	2
Half-Bath(s):	1
Building Sqft:	1332 Sqft.
Lot Size:	80513 Sqft.
Tax Rate:	2.7496%
County:	Harris

Listing Information

List Price:	\$78,000
List Status:	Active
MLS Number:	1010219
Days On Market:	138 Days



Property Photos





8323 Wilcrest Drive

Houston, TX 77072

\$78,000

3 Bed(s) 2 Full Baths Half-bath 1 1332 Sqft Tax Rate 2.7496%
Elementary School: LANDIS ELEMENTARY SCHOOL
Middle School: OLLE MIDDLE SCHOOL High School: AISD DRAW



Investment Cost

Offer Price
\$78,000

Loan Origination Fees
\$780

Purchase Closing Cost
\$1,560

Rehab Cost
\$0

Financing

Loan Type
Conventional

Down Payment
\$15,600

Loan Amount
\$62,400

Interest Rate
5.25%

Monthly PMI
\$0

Added Monthly Payment
\$0

Monthly Expenses

Property Taxes
\$178.72

Insurance
\$42

HOA/Association Fees
\$0

Management Fees
\$0

Maintenance
\$0

Other Costs
\$0

Monthly Income

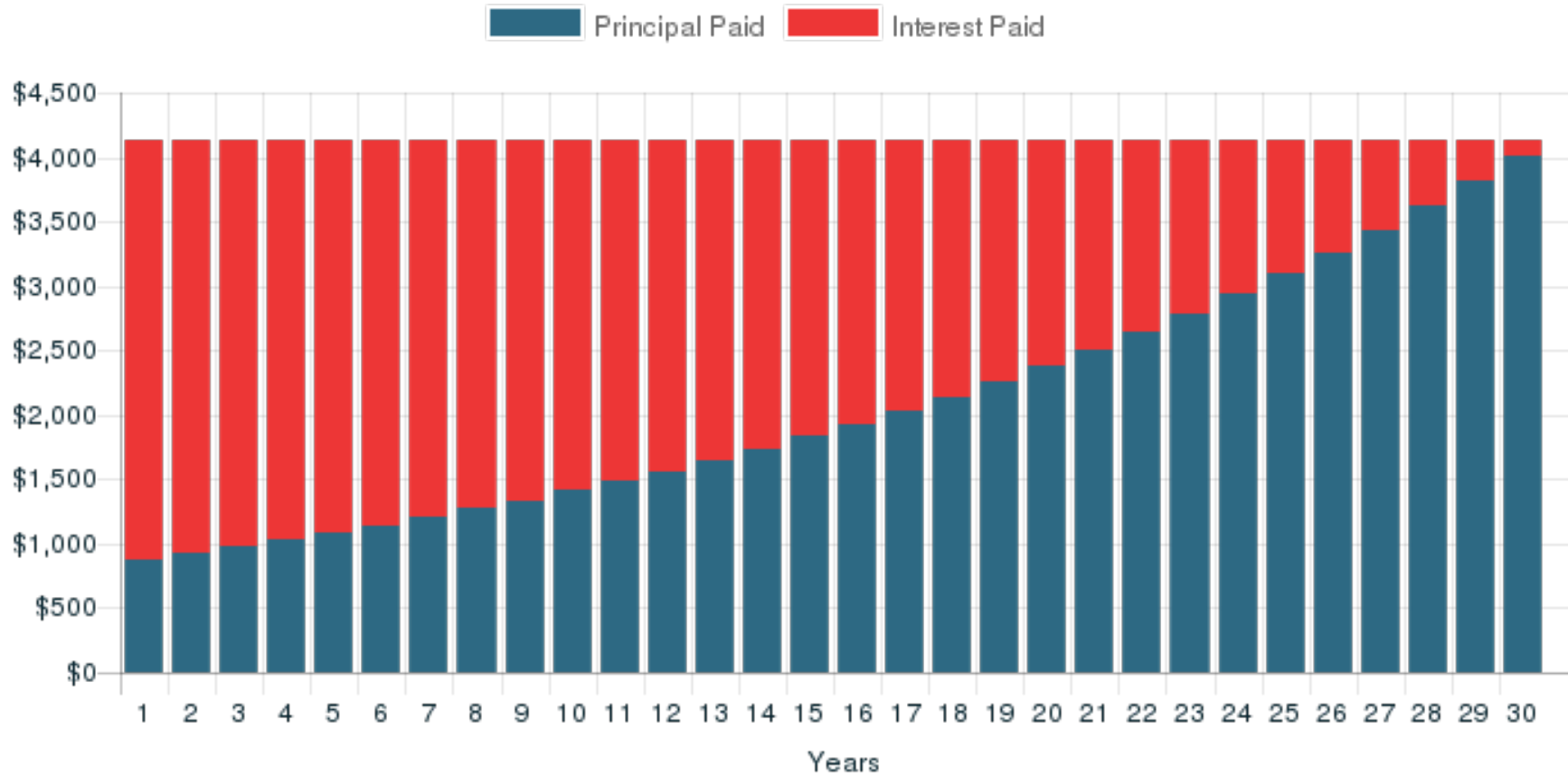
Number of Units
1

Total Monthly Income
\$1,500

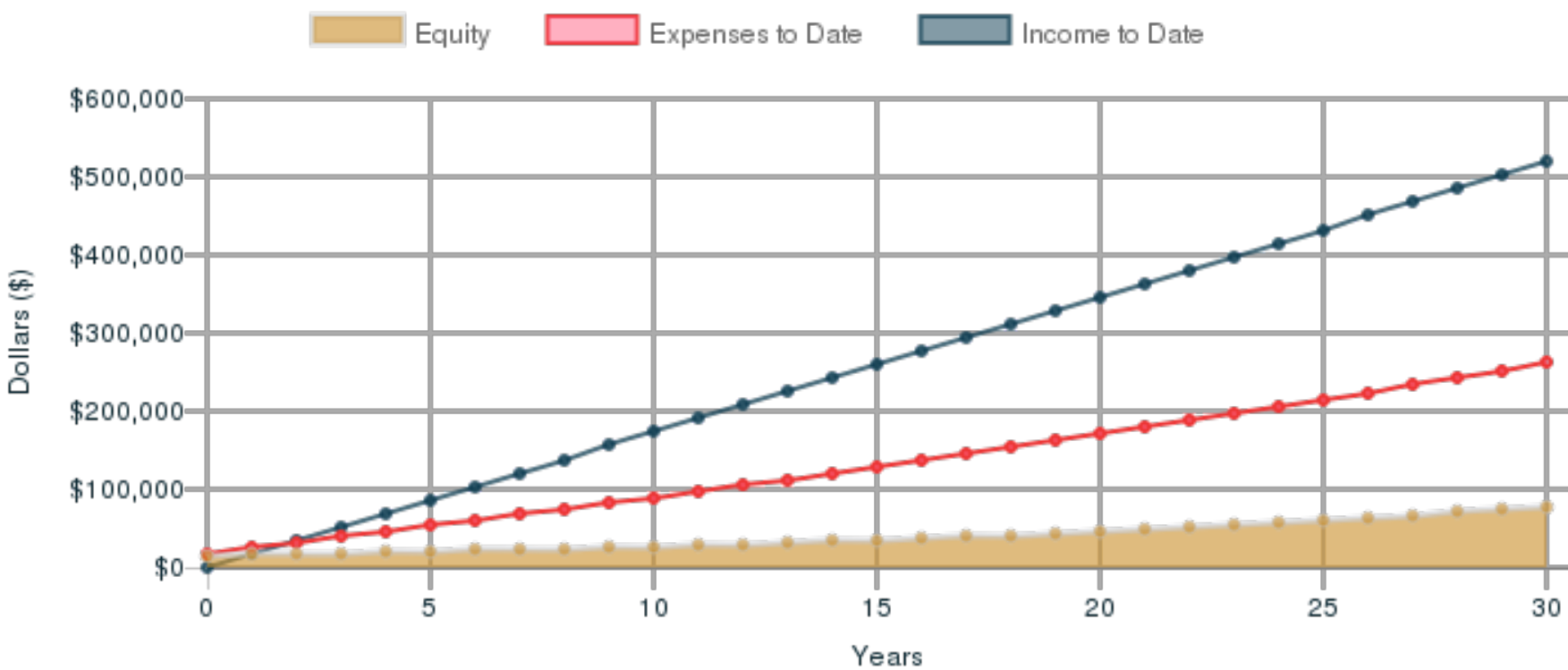
Projected Vacancy
0 Month, 14 Days

Property Appreciation
3% Annually

Income Growth
0% Annually



Monthly Payment	Total Principal Paid
\$344.58	\$62,400
Total Amount Paid	Total Interest Paid
\$124,045	\$61,645



Point Of Sale: 10 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
\$1,500	\$565	141.59% Annually	\$101,382	\$104,825	4.23	1.25
Total Investment		Avg. Annual Cashflow	Equity	Total ROI at Sale	Gross Rent Multiplier	
\$17,940		\$10,138	\$26,865	764.4%	4.33	

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Vacancy Loss	\$690	\$690	\$690	\$690	\$690	\$690	\$690
Operating Income	\$17,310	\$17,310	\$17,310	\$17,310	\$17,310	\$17,310	\$17,310
Expenses							
Property Taxes	\$2,209	\$2,275	\$2,344	\$2,486	\$2,882	\$3,874	\$5,206
Insurance	\$504	\$504	\$504	\$504	\$504	\$504	\$504
Operating Expenses	\$2,713	\$2,779	\$2,848	\$2,990	\$3,386	\$4,378	\$5,710
Debt Service							
Principal Payment	\$880	\$927	\$977	\$1,085	\$1,410	\$2,381	\$4,016
Interest Payment	\$3,255	\$3,208	\$3,158	\$3,050	\$2,725	\$1,754	\$115
Ending Loan Balance	\$61,520	\$60,593	\$59,616	\$57,501	\$51,135	\$32,114	\$0
Loan Payment	\$4,135	\$4,135	\$4,135	\$4,135	\$4,135	\$4,135	\$4,131
Cash Flow							
Operating Income	\$17,310	\$17,310	\$17,310	\$17,310	\$17,310	\$17,310	\$17,310
Operating Expenses	\$2,713	\$2,779	\$2,848	\$2,990	\$3,386	\$4,378	\$5,710
Net Operating Income	\$14,597	\$14,531	\$14,462	\$14,320	\$13,924	\$12,932	\$11,600
Debt Service	\$4,135	\$4,135	\$4,135	\$4,135	\$4,135	\$4,135	\$4,131
Cash Flow	\$10,462	\$10,395	\$10,327	\$10,184	\$9,788	\$8,797	\$7,469
Cash-On-Cash Return	152.77%	150.35%	147.9%	142.93%	130.14%	103.34%	75.9%
Equity							
Appreciated Home Value	\$80,340	\$82,750	\$85,233	\$90,423	\$104,825	\$140,877	\$189,326
Loan Balance	\$61,520	\$60,593	\$59,616	\$57,501	\$51,135	\$32,114	\$0
Total Equity	\$18,820	\$22,157	\$25,617	\$32,922	\$53,690	\$108,763	\$189,326
Point of Sale Returns							
Sale Price	\$80,340	\$82,750	\$85,233	\$90,423	\$104,825	\$140,877	\$189,326
Closing Costs	\$7,231	\$7,448	\$7,671	\$8,138	\$9,434	\$12,679	\$17,039
Loan Balance	\$61,520	\$60,593	\$59,616	\$57,501	\$51,135	\$32,114	\$0
Initial Investment	\$17,940	\$17,940	\$17,940	\$17,940	\$17,940	\$17,940	\$17,940
Profit on Sale	\$-6,351	\$-3,231	\$6	\$6,844	\$26,316	\$78,144	\$154,347
Accumulative Cash Flow	\$10,462	\$20,857	\$31,184	\$51,625	\$101,382	\$194,055	\$275,028
Total Net Profit	\$4,111	\$17,626	\$31,190	\$58,469	\$127,698	\$272,199	\$429,375
Total ROI	63.22%	139.77%	216.62%	371.28%	764.4%	1587.95%	2488.37%

Sold Property Comps

Address	Distance	Beds	Baths	Sqft	Sale Date	Sale price
8323 Wilcrest Dr APT 4002 95% match	0.0 Mi.	3	3.0	1332	10/01/2018	\$65,000
9803 Club Creek Dr APT 6 87% match	1.2 Mi.	1	2.0	948	09/04/2018	\$32,000

For Sale Property Comps

Address	Distance	Beds	Baths	Sqft	List Price	Days On Market
12400 Brookglade CIR	1.9 Mi.	2	2.10	1248	\$90,000.00	62 Days
7154 Crownwest ST	2.0 Mi.	2	2.10	1292	\$98,000.00	94 Days
12636 Newbrook DR	2.1 Mi.	3	2.00	1264	\$120,000.00	66 Days
12827 Lima DR	2.4 Mi.	3	1.00	1226	\$75,000.00	42 Days
12939 Shannon Hills DR	2.6 Mi.	2	2.10	1362	\$89,000.00	194 Days
12924 Wirevine LN	2.6 Mi.	2	1.10	1231	\$114,990.00	141 Days
12974 Greenway Chase CT	2.7 Mi.	2	1.10	1332	\$110,000.00	179 Days
7074 Greenway Chase ST	2.8 Mi.	2	2.00	1251	\$110,000.00	120 Days
13046 Leader ST	2.8 Mi.	2	2.00	1241	\$115,000.00	106 Days
6517 Briar Bayou DR	3.0 Mi.	2	1.10	1210	\$109,900.00	60 Days

Rental Property Comps

Address	Distance	Beds	Baths	Sqft	List Price	Days On Market
8323 Wilcrest DR	0.1 Mi.	3	2.10	1332	\$1,100.00	39 Days
12313 Crest Lake DR	1.8 Mi.	2	2.10	1309	\$1,225.00	27 Days
8510 Village Hollow LN	2.6 Mi.	3	2.00	1326	\$1,300.00	17 Days
13009 Greenway Chase CT	2.7 Mi.	2	2.10	1422	\$1,250.00	75 Days
13163 Stratford Skies LN	2.8 Mi.	2	2.10	1430	\$1,250.00	101 Days
7034 Leaders Crossing DR	2.8 Mi.	3	2.00	1410	\$1,500.00	52 Days
6675 Westwick DR	2.8 Mi.	3	2.10	1516	\$1,295.00	42 Days
6310 S Briar Bayou DR	3.2 Mi.	3	3.00	1470	\$1,275.00	111 Days
6830 Caddo Lake LN	3.3 Mi.	3	2.00	1482	\$1,500.00	28 Days
3611 Kingston Vale DR	4.0 Mi.	3	2.00	1511	\$1,350.00	20 Days