



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
Cash

Point of Sale
11 Years

Monthly Expenses

Property Taxes
\$548.77

Insurance
\$0

HOA/Association Fees
\$0

Management Fees
\$0

Maintenance
\$0

Other Costs
\$0

Monthly Income

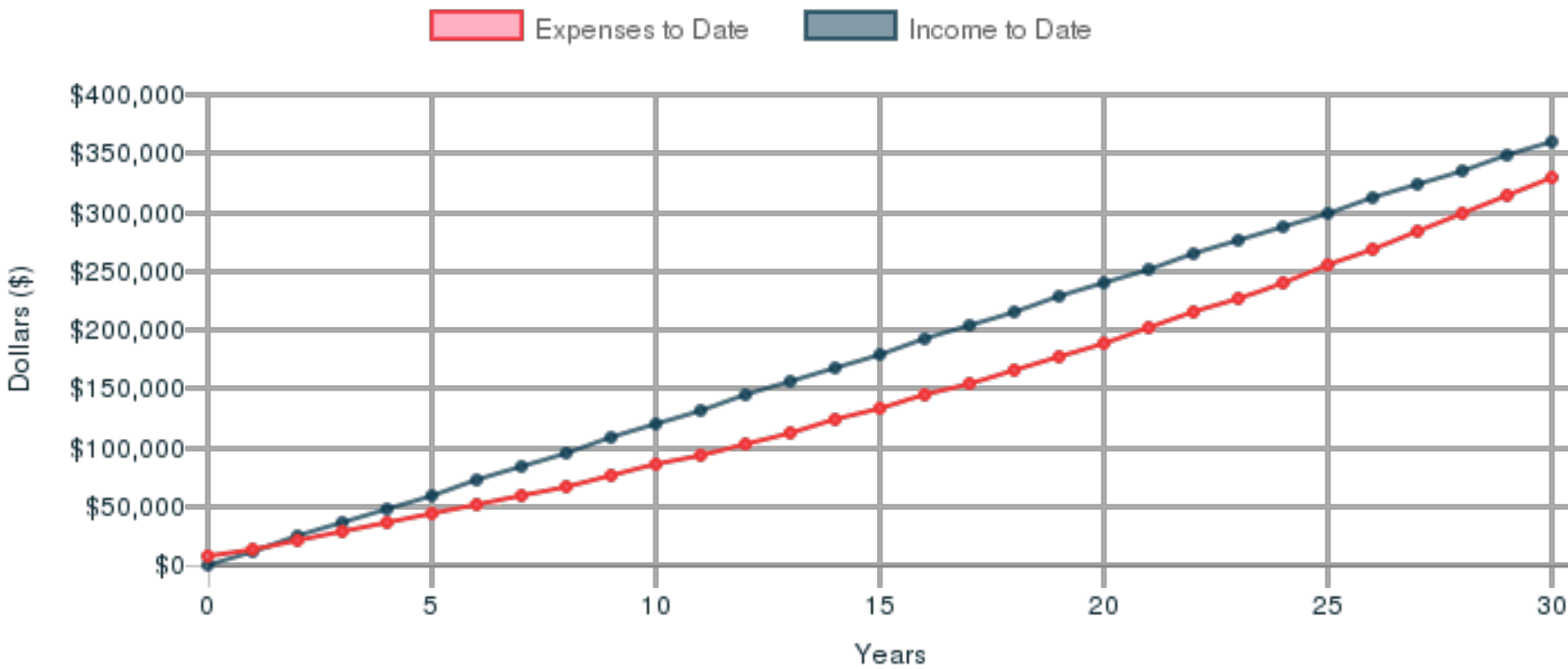
Number of Units
1

Total Monthly Income
\$1,000

Projected Vacancy
0 Month, 0 Days

Property Appreciation
3% Annually

Income Growth
0% Annually



Point Of Sale: 11 Years

Overview		Investment Performance			Key Ratios	
Monthly Income	Monthly Expenses	Cash-on-Cash Return	Total Net Cashflow	Appreciated Home Value	Gross Rent Multiplier	Financial Leverage
\$1,000	\$549	53.28% Annually	\$45,127	\$331,524	19.96	Up to \$191,600
Total Investment		Avg. Annual Cashflow		Total ROI at Sale		
\$246,685		\$4,102		40.34%		

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Vacancy Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Income	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Expenses							
Property Taxes	\$6,783	\$6,986	\$7,196	\$7,634	\$8,850	\$11,894	\$15,984
Operating Expenses	\$6,783	\$6,986	\$7,196	\$7,634	\$8,850	\$11,894	\$15,984
Cash Flow							
Operating Income	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Operating Expenses	\$6,783	\$6,986	\$7,196	\$7,634	\$8,850	\$11,894	\$15,984
Cash Flow	\$5,217	\$5,014	\$4,804	\$4,366	\$3,150	\$106	\$-3,984
Cash-On-Cash Return	76.92%	71.76%	66.76%	57.19%	35.59%	0.89%	-24.93%
Equity							
Appreciated Home Value	\$246,685	\$254,086	\$261,708	\$277,646	\$321,868	\$432,564	\$581,329
Total Equity	\$246,685	\$254,086	\$261,708	\$277,646	\$321,868	\$432,564	\$581,329
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
Initial Investment	\$246,685	\$246,685	\$246,685	\$246,685	\$246,685	\$246,685	\$246,685
Profit on Sale	\$-22,202	\$-15,467	\$-8,531	\$5,973	\$46,215	\$146,948	\$282,324
Accumulative Cash Flow	\$5,217	\$10,231	\$15,035	\$23,989	\$42,243	\$57,743	\$37,302
Total Net Profit	\$-16,985	\$-5,236	\$6,504	\$29,962	\$88,458	\$204,691	\$319,626
Total ROI	-6.89%	-2.12%	2.64%	12.15%	35.86%	82.98%	129.57%