

Property Information

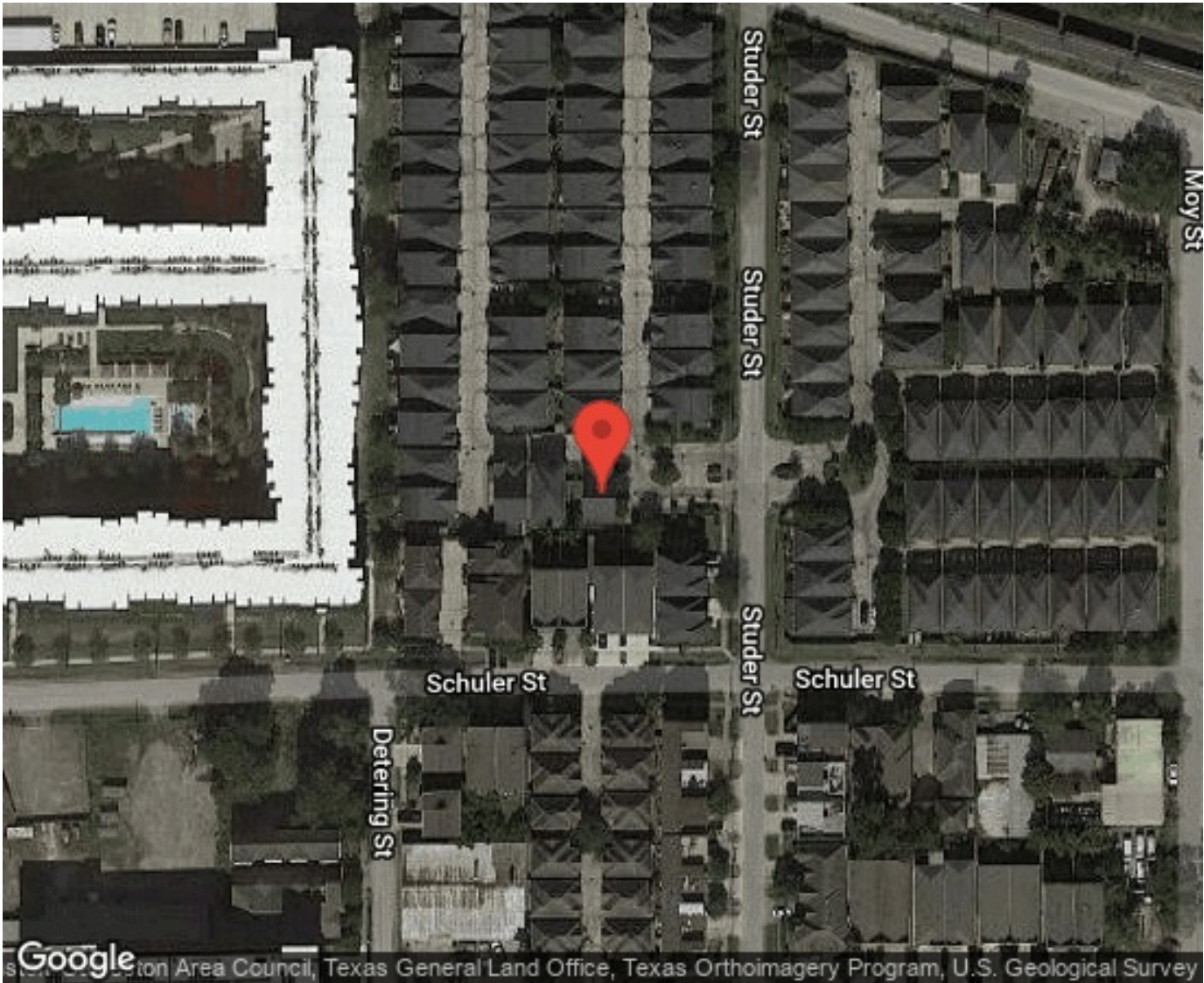
1307 Studer Street
Houston, TX 77007

Property Details

Property Type:	Single-Family
Bed(s):	2
Full-Bath(s):	3
Half-Bath(s):	0
Building Sqft:	1763 Sqft.
Lot Size:	2542 Sqft.
Tax Rate:	2.25%
County:	Harris

Listing Information

List Price:	\$200,000
List Status:	Active
MLS Number:	



Property Photos





1307 Studer Street

Houston, TX 77007

\$200,000

2 Bed(s) 3 Full Baths 1763 Sqft Tax Rate 2.25%



Investment Cost

Offer Price
\$200,000

Loan Origination Fees
\$2,000

Purchase Closing Cost
\$4,000

Rehab Cost
\$0

Financing

Loan Type
Conventional

Down Payment
\$50,000

Loan Amount
\$150,000

Interest Rate
5.25%

Monthly PMI
\$0

Added Monthly Payment
\$0

Monthly Expenses

Property Taxes
\$375

Insurance
\$200

HOA/Association Fees
\$50

Management Fees
\$0

Maintenance
\$0

Other Costs
\$0

Monthly Income

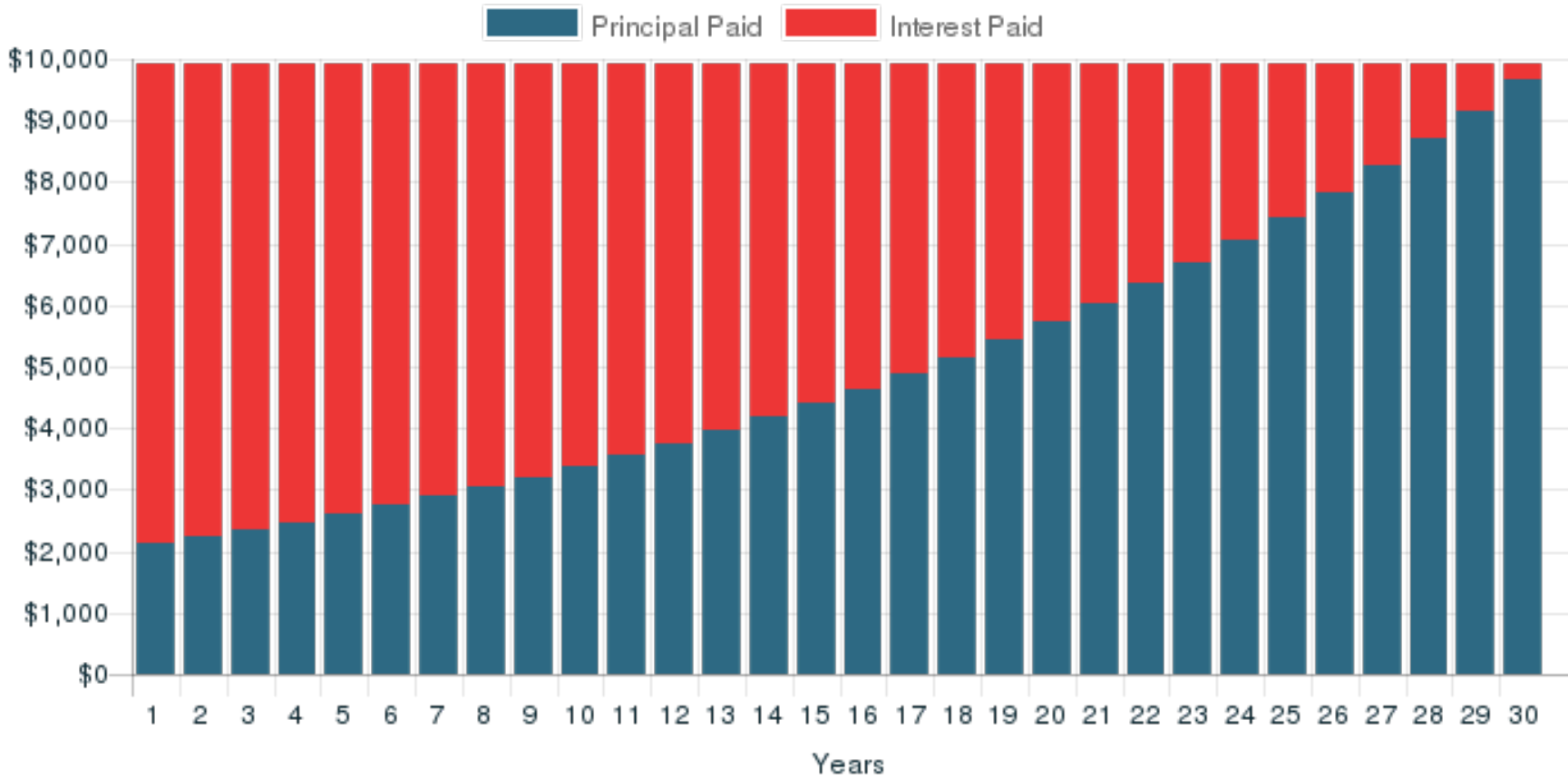
Number of Units
1

Total Monthly Income
\$2,000

Projected Vacancy
0 Month, 10 Days

Property Appreciation
3% Annually

Income Growth
2% Annually

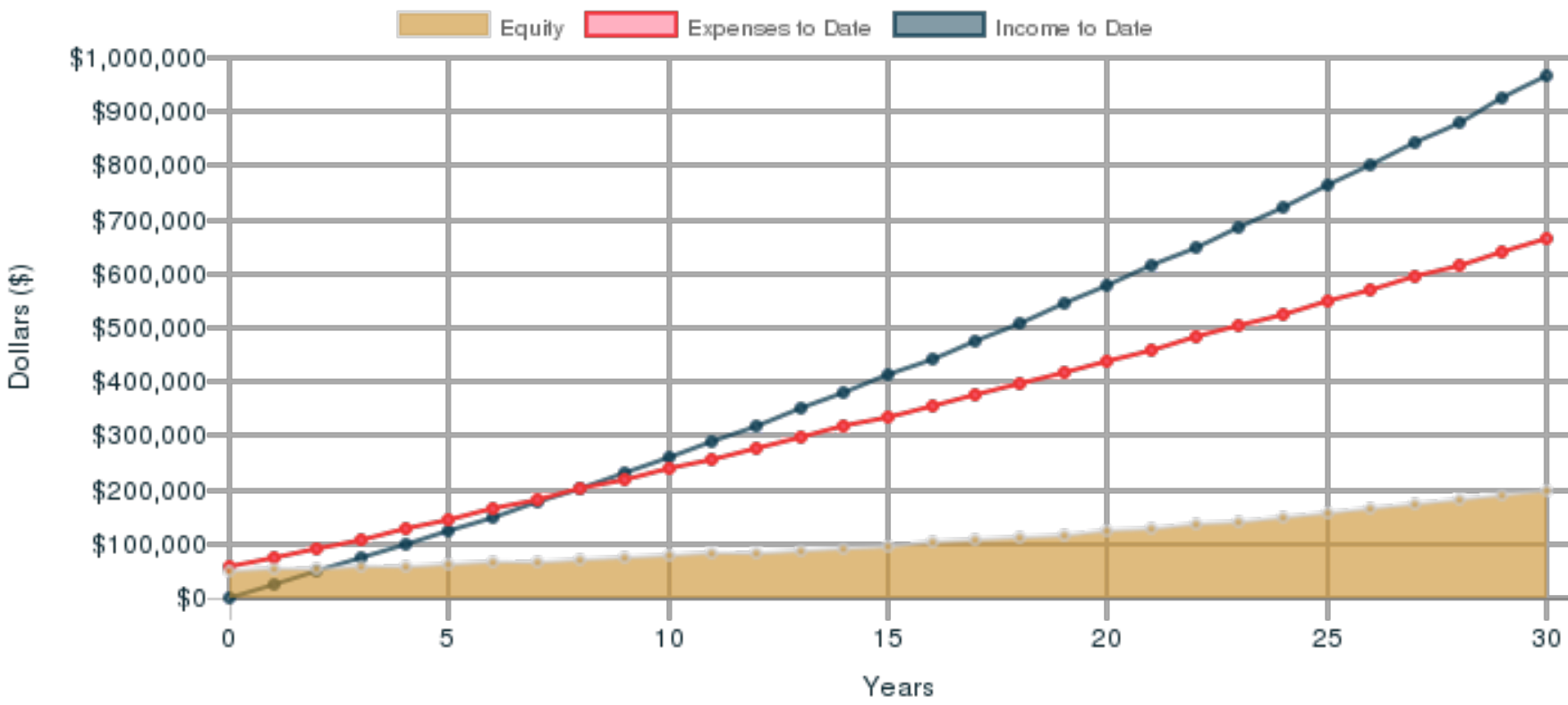


Monthly Payment
\$828.31

Total Principal Paid
\$150,000

Total Amount Paid
\$298,188

Total Interest Paid
\$148,188



Point Of Sale: 9 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	\$1,453	41.92% Annually	\$68,706	\$260,955	2.11	1.33
Total Investment		Avg. Annual Cashflow	Equity	Total ROI at Sale	Gross Rent Multiplier	
\$56,000		\$7,634	\$73,689	221.19%	8.33	

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$24,480	\$24,970	\$25,469	\$26,498	\$29,256	\$35,663	\$43,473
Vacancy Loss	\$671	\$684	\$698	\$726	\$802	\$977	\$1,191
Operating Income	\$23,809	\$24,286	\$24,771	\$25,772	\$28,454	\$34,686	\$42,282
Expenses							
Property Taxes	\$4,635	\$4,774	\$4,917	\$5,217	\$6,048	\$8,128	\$10,923
Insurance	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
HOA Fees	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Operating Expenses	\$7,635	\$7,774	\$7,917	\$8,217	\$9,048	\$11,128	\$13,923
Debt Service							
Principal Payment	\$2,115	\$2,229	\$2,349	\$2,608	\$3,389	\$5,723	\$9,659
Interest Payment	\$7,825	\$7,711	\$7,591	\$7,332	\$6,551	\$4,217	\$277
Ending Loan Balance	\$147,885	\$145,656	\$143,307	\$138,224	\$122,922	\$77,199	\$0
Loan Payment	\$9,940	\$9,940	\$9,940	\$9,940	\$9,940	\$9,940	\$9,936
Cash Flow							
Operating Income	\$23,809	\$24,286	\$24,771	\$25,772	\$28,454	\$34,686	\$42,282
Operating Expenses	\$7,635	\$7,774	\$7,917	\$8,217	\$9,048	\$11,128	\$13,923
Net Operating Income	\$16,174	\$16,512	\$16,854	\$17,555	\$19,406	\$23,558	\$28,359
Debt Service	\$9,940	\$9,940	\$9,940	\$9,940	\$9,940	\$9,940	\$9,936
Cash Flow	\$6,235	\$6,572	\$6,914	\$7,616	\$9,467	\$13,618	\$18,423
Cash-On-Cash Return	35.47%	37.1%	38.72%	41.94%	49.86%	64.64%	77.22%
Equity							
Appreciated Home Value	\$206,000	\$212,180	\$218,545	\$231,855	\$268,783	\$361,222	\$485,452
Loan Balance	\$147,885	\$145,656	\$143,307	\$138,224	\$122,922	\$77,199	\$0
Total Equity	\$58,115	\$66,524	\$75,238	\$93,631	\$145,861	\$284,023	\$485,452
Point of Sale Returns							
Sale Price	\$206,000	\$212,180	\$218,545	\$231,855	\$268,783	\$361,222	\$485,452
Closing Costs	\$18,540	\$19,096	\$19,669	\$20,867	\$24,190	\$32,510	\$43,691
Loan Balance	\$147,885	\$145,656	\$143,307	\$138,224	\$122,922	\$77,199	\$0
Initial Investment	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000
Profit on Sale	\$-16,425	\$-8,572	\$-431	\$16,764	\$65,671	\$195,513	\$385,761
Accumulative Cash Flow	\$6,235	\$12,807	\$19,721	\$34,599	\$78,173	\$195,165	\$357,197
Total Net Profit	\$-10,190	\$4,235	\$19,290	\$51,363	\$143,844	\$390,678	\$742,958
Total ROI	-18.2%	7.56%	34.45%	91.72%	256.87%	697.64%	1326.71%