

# Property Information

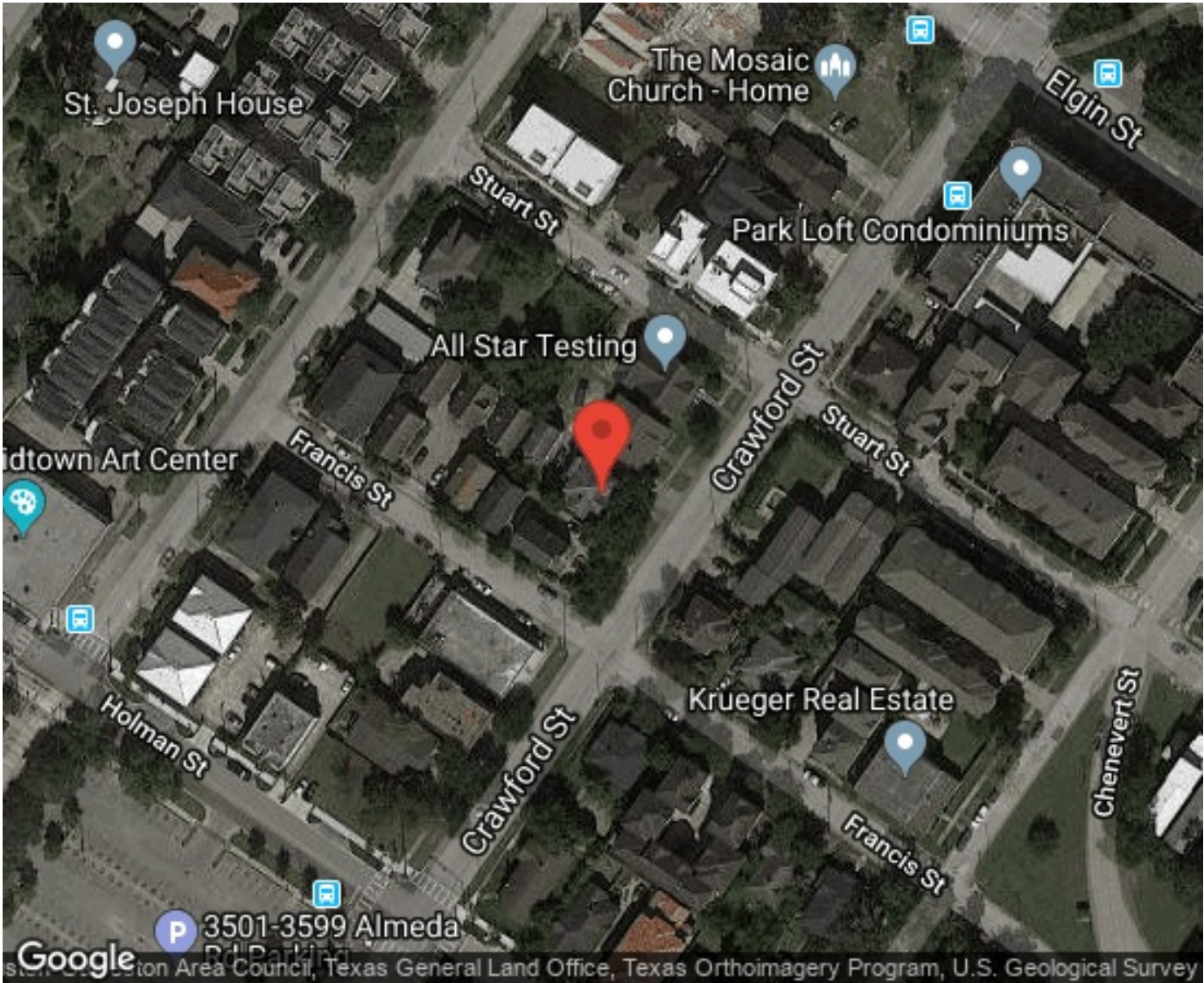
3312 Crawford Street  
Houston, TX 77004

## Property Details

Property Type:	Multi-Family
Bed(s):	0
Full-Bath(s):	0
Half-Bath(s):	0
Building Sqft:	3630 Sqft.
Lot Size:	5000 Sqft.
Tax Rate:	2.6444%
County:	Harris

## Listing Information

List Price:	\$550,000
List Status:	Active
MLS Number:	64855350



## Property Photos







## 3312 Crawford Street

Houston, TX 77004

\$550,000

0 Bed(s) 0 Full Baths 3630 Sqft Tax Rate 2.6444%  
Elementary School: Gregory-lincoln Elementary School  
Middle School: Gregory-lincoln Middle School  
High School: Lamar High School (houston)



### Investment Cost

Offer Price  
\$550,000

Loan Origination Fees  
\$11,000

Purchase Closing Cost  
\$16,500

Rehab Cost  
\$0

### Monthly Expenses

Property Taxes  
\$1,212.02

Insurance  
\$200

HOA/Association Fees  
\$30

Management Fees  
\$0

Maintenance  
\$30

Other Costs  
\$200

### Financing

Loan Type  
Conventional

Down Payment  
\$110,000

Loan Amount  
\$440,000

Interest Rate  
5%

Monthly PMI  
\$0

Added Monthly Payment  
\$0

### Monthly Income

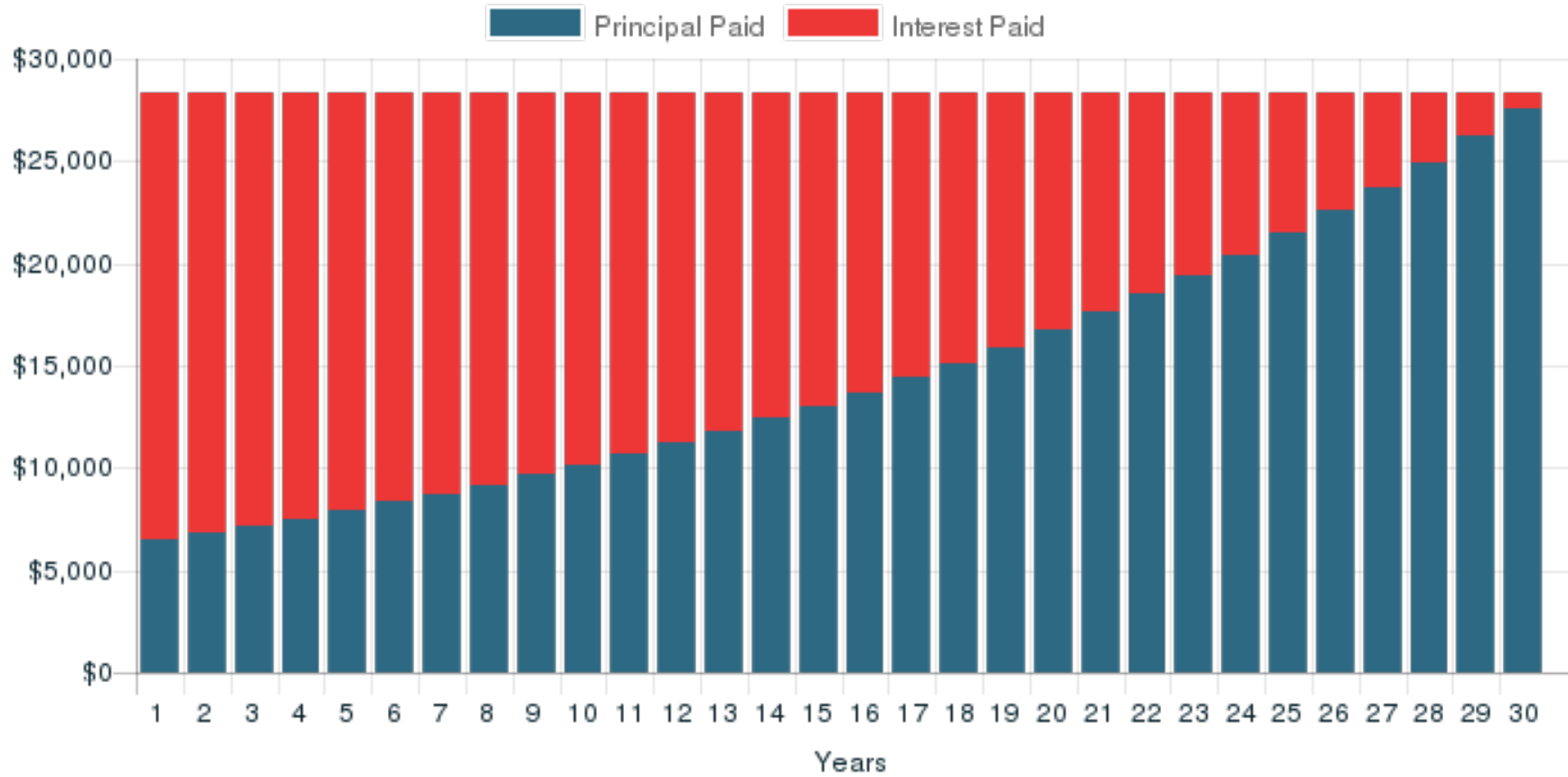
Number of Units  
4

Total Monthly Income  
\$4,500

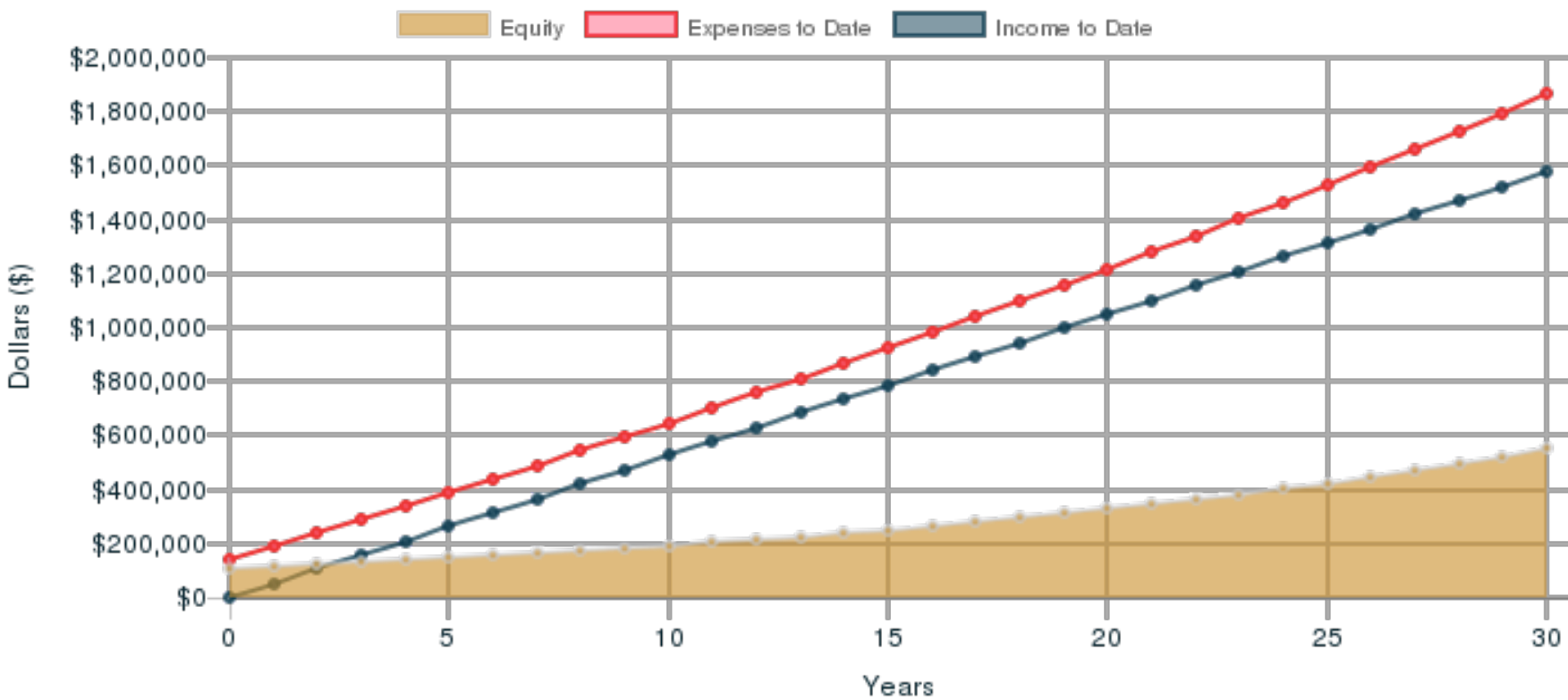
Projected Vacancy  
0 Month, 10 Days

Property Appreciation  
3% Annually

Income Growth  
0% Annually



Monthly Payment	Total Principal Paid
\$2,362.02	\$440,000
Total Amount Paid	Total Interest Paid
\$850,323	\$410,323



Point Of Sale: 7 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
\$4,500	\$4,034	4.53% Annually	\$15,806	\$676,431	1.71	1.25
Total Investment		Avg. Annual Cashflow	Equity	Total ROI at Sale	Gross Rent Multiplier	
\$137,500		\$2,258	\$163,042	77.75%	10.19	

# Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000
Vacancy Loss	\$1,479	\$1,479	\$1,479	\$1,479	\$1,479	\$1,479	\$1,479
Operating Income	\$52,521	\$52,521	\$52,521	\$52,521	\$52,521	\$52,521	\$52,521
Expenses							
Property Taxes	\$14,981	\$15,430	\$15,893	\$16,861	\$19,546	\$26,268	\$35,303
Insurance	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
HOA Fees	\$360	\$360	\$360	\$360	\$360	\$360	\$360
Maintenance	\$360	\$360	\$360	\$360	\$360	\$360	\$360
Other Costs	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Operating Expenses	\$20,501	\$20,950	\$21,413	\$22,381	\$25,066	\$31,788	\$40,823
Debt Service							
Principal Payment	\$6,492	\$6,824	\$7,173	\$7,926	\$10,171	\$16,752	\$27,588
Interest Payment	\$21,853	\$21,520	\$21,171	\$20,419	\$18,173	\$11,592	\$753
Ending Loan Balance	\$433,508	\$426,685	\$419,512	\$404,046	\$357,904	\$222,692	\$0
Loan Payment	\$28,344	\$28,344	\$28,344	\$28,344	\$28,344	\$28,344	\$28,340
Cash Flow							
Operating Income	\$52,521	\$52,521	\$52,521	\$52,521	\$52,521	\$52,521	\$52,521
Operating Expenses	\$20,501	\$20,950	\$21,413	\$22,381	\$25,066	\$31,788	\$40,823
Net Operating Income	\$32,020	\$31,571	\$31,108	\$30,140	\$27,455	\$20,733	\$11,698
Debt Service	\$28,344	\$28,344	\$28,344	\$28,344	\$28,344	\$28,344	\$28,340
Cash Flow	\$3,676	\$3,226	\$2,763	\$1,796	\$-890	\$-7,612	\$-16,642
Cash-On-Cash Return	7.53%	6.55%	5.55%	3.54%	-1.67%	-12.66%	-24.06%
Equity							
Appreciated Home Value	\$566,500	\$583,495	\$601,000	\$637,601	\$739,154	\$993,361	\$1,334,994
Loan Balance	\$433,508	\$426,685	\$419,512	\$404,046	\$357,904	\$222,692	\$0
Total Equity	\$132,992	\$156,810	\$181,488	\$233,555	\$381,250	\$770,669	\$1,334,994
Point of Sale Returns							
Sale Price	\$566,500	\$583,495	\$601,000	\$637,601	\$739,154	\$993,361	\$1,334,994
Closing Costs	\$50,985	\$52,515	\$54,090	\$57,384	\$66,524	\$89,402	\$120,149
Loan Balance	\$433,508	\$426,685	\$419,512	\$404,046	\$357,904	\$222,692	\$0
Initial Investment	\$137,500	\$137,500	\$137,500	\$137,500	\$137,500	\$137,500	\$137,500
Profit on Sale	\$-55,493	\$-33,205	\$-10,102	\$38,671	\$177,226	\$543,767	\$1,077,345
Accumulative Cash Flow	\$3,676	\$6,902	\$9,665	\$13,748	\$14,828	\$-29,405	\$-153,011
Total Net Profit	\$-51,817	\$-26,303	\$-437	\$52,419	\$192,054	\$514,362	\$924,334
Total ROI	-37.69%	-19.13%	-0.32%	38.12%	139.68%	374.08%	672.24%