

Property Information

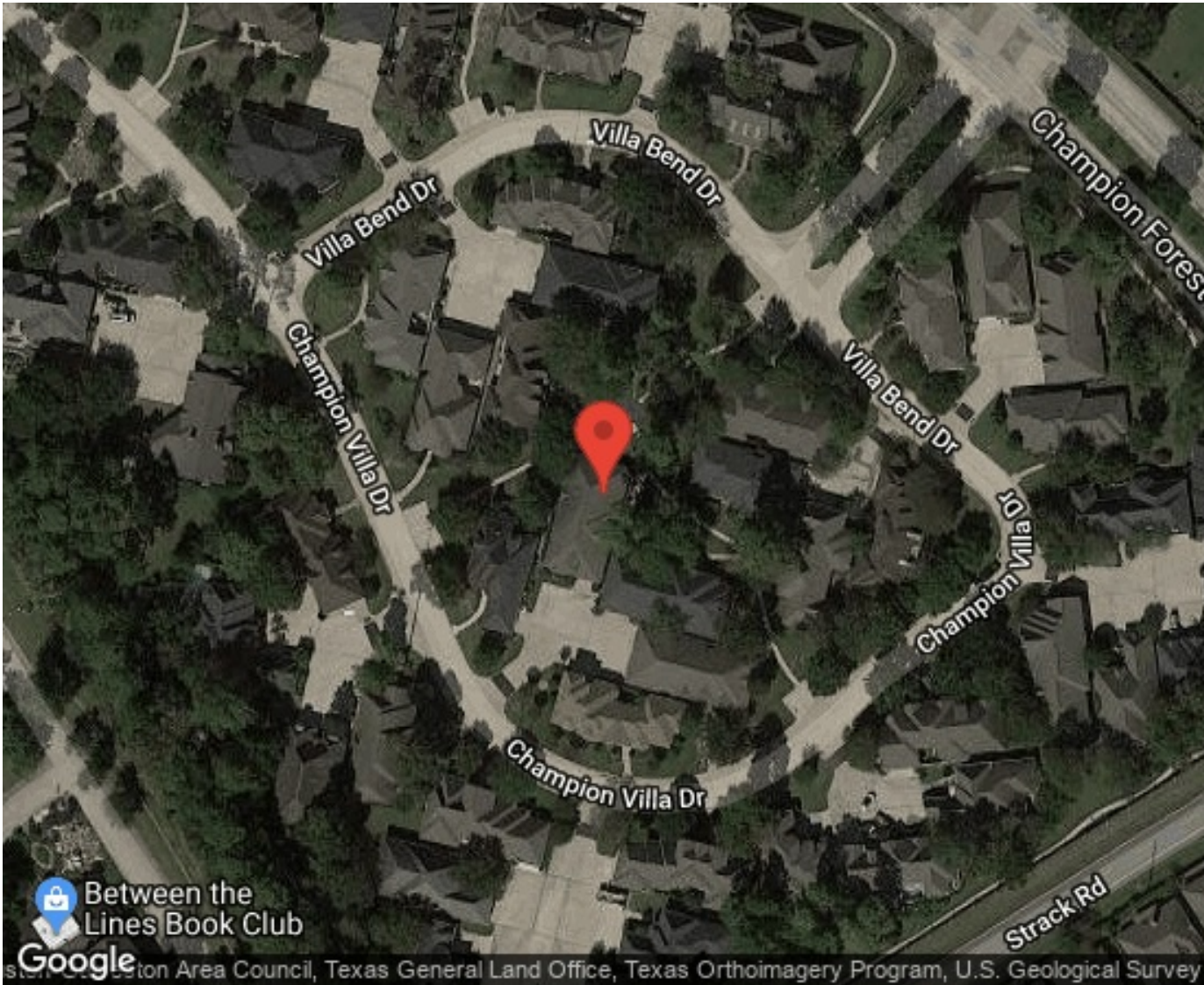
26 Champion Villa Drive
Houston, TX 77069

Property Details

Property Type:	Single-Family
Bed(s):	3
Full-Bath(s):	3
Half-Bath(s):	0
Building Sqft:	3093 Sqft.
Lot Size:	4273 Sqft.
Tax Rate:	2.56%
County:	Harris

Listing Information

List Price:	\$170,000
List Status:	Active
MLS Number:	



Property Photos



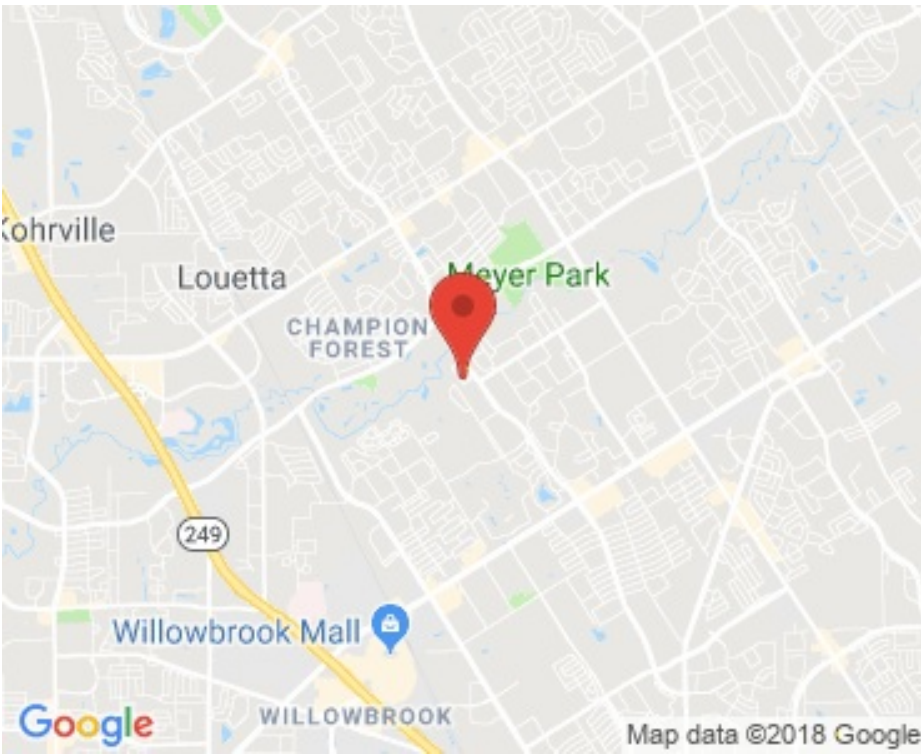


26 Champion Villa Drive

Houston, TX 77069

\$170,000

3 Bed(s) 3 Full Baths 3093 Sqft Tax Rate 2.56%



Investment Cost

Offer Price
\$300,000

Loan Origination Fees
\$6,000

Purchase Closing Cost
\$9,000

Rehab Cost
\$0

Financing

Loan Type
Conventional

Down Payment
\$90,000

Loan Amount
\$210,000

Interest Rate
6%

Monthly PMI
\$0

Added Monthly Payment
\$0

Monthly Expenses

Property Taxes
\$640

Insurance
\$200

HOA/Association Fees
\$200

Management Fees
\$0

Maintenance
\$20

Other Costs
\$100

Monthly Income

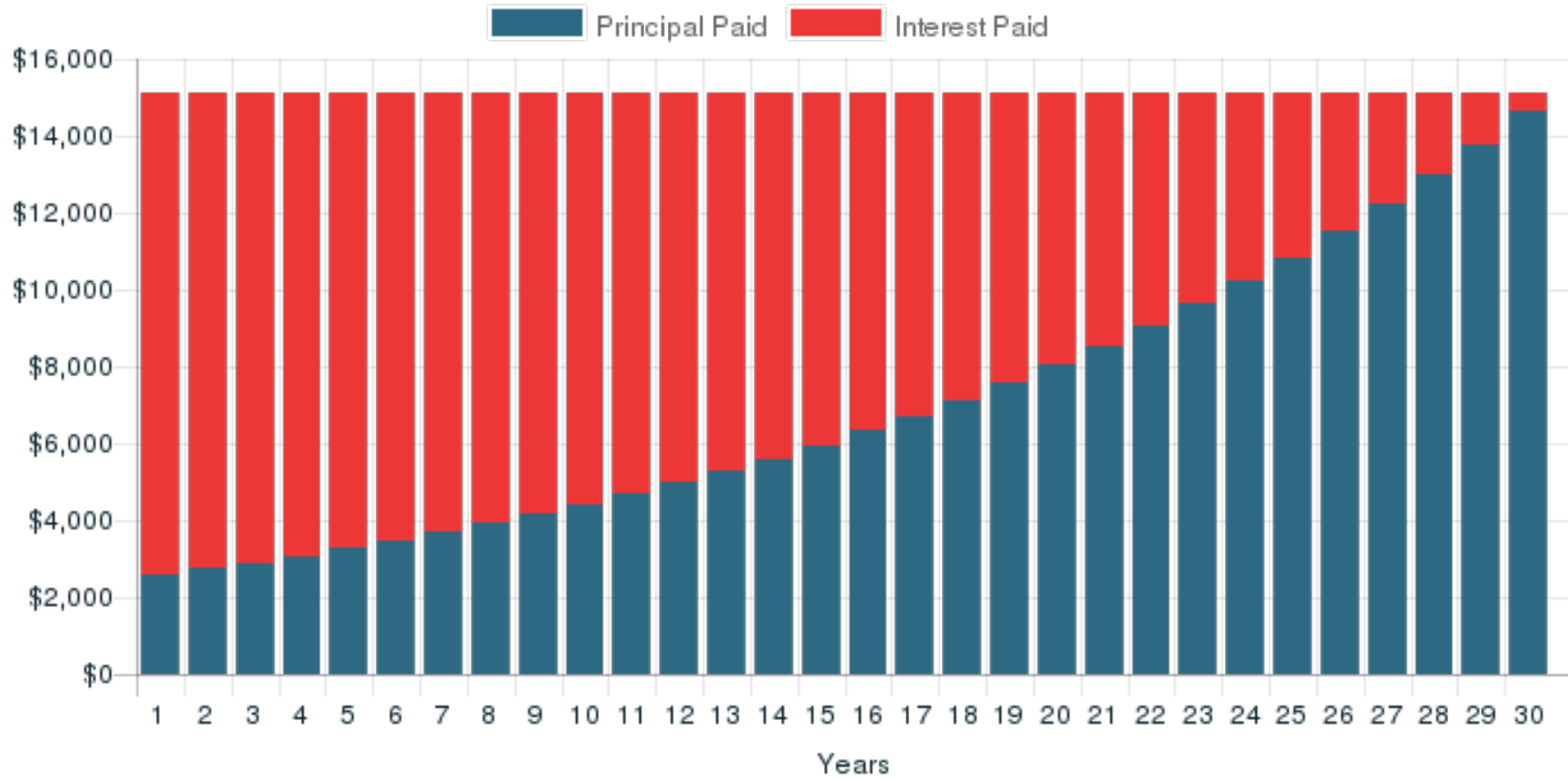
Number of Units
1

Total Monthly Income
\$2,400

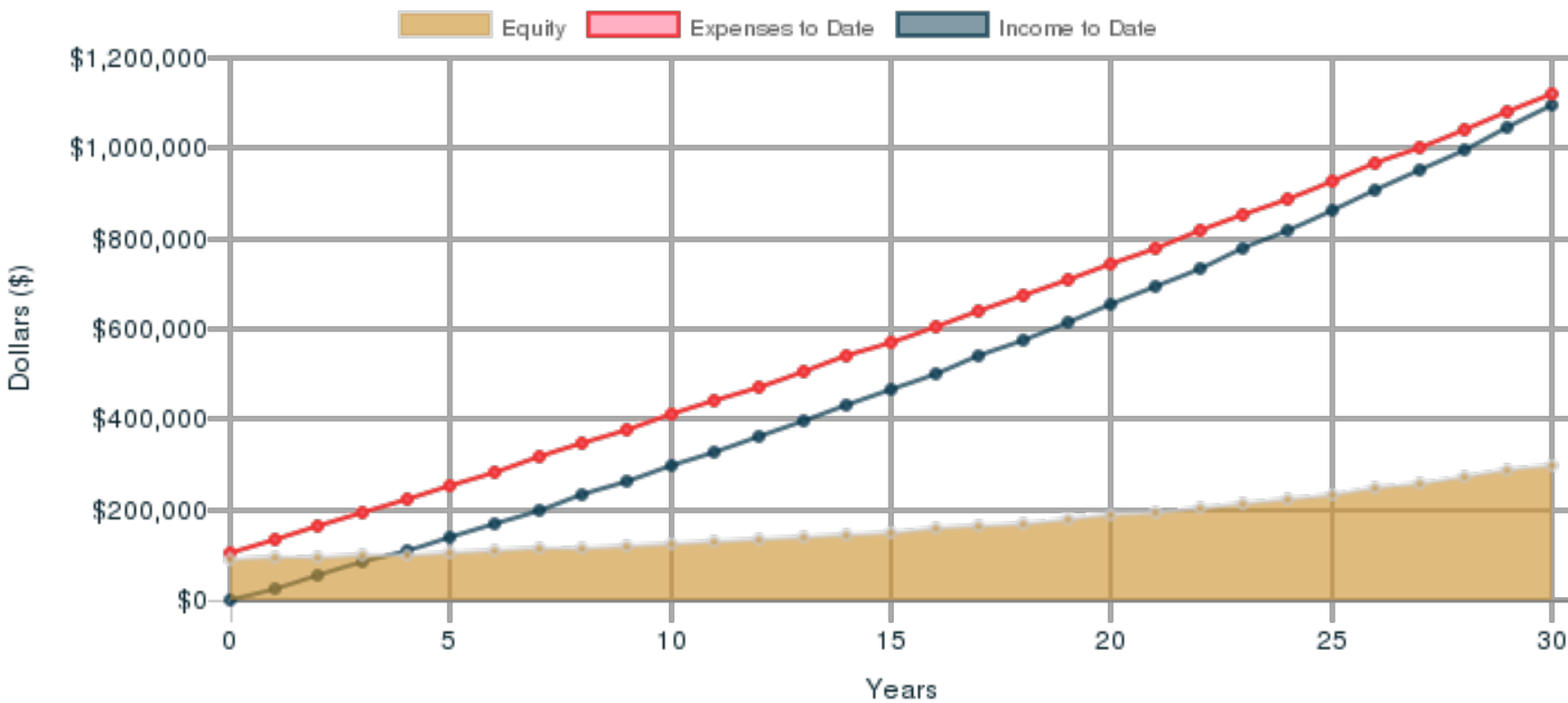
Projected Vacancy
1 Month, 0 Days

Property Appreciation
3% Annually

Income Growth
2% Annually



Monthly Payment	Total Principal Paid
\$1,259.06	\$210,000
Total Amount Paid	Total Interest Paid
\$453,258	\$243,258



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
\$2,400	\$2,419	-4.61% Annually	\$-9,614	\$368,962	1.49	1.43
Total Investment		Avg. Annual Cashflow	Equity	Total ROI at Sale	Gross Rent Multiplier	
\$105,000		\$-1,374	\$111,758	31.33%	10.42	

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$29,376	\$29,964	\$30,563	\$31,798	\$35,107	\$42,795	\$52,167
Vacancy Loss	\$2,414	\$2,463	\$2,512	\$2,614	\$2,886	\$3,517	\$4,288
Operating Income	\$26,962	\$27,501	\$28,051	\$29,184	\$32,221	\$39,278	\$47,879
Expenses							
Property Taxes	\$7,910	\$8,148	\$8,392	\$8,903	\$10,321	\$13,871	\$18,641
Insurance	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
HOA Fees	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Maintenance	\$240	\$240	\$240	\$240	\$240	\$240	\$240
Other Costs	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Operating Expenses	\$14,150	\$14,388	\$14,632	\$15,143	\$16,561	\$20,111	\$24,881
Debt Service							
Principal Payment	\$2,579	\$2,738	\$2,907	\$3,276	\$4,419	\$8,041	\$14,625
Interest Payment	\$12,530	\$12,371	\$12,202	\$11,832	\$10,689	\$7,068	\$480
Ending Loan Balance	\$207,421	\$204,683	\$201,776	\$195,414	\$175,739	\$113,406	\$0
Loan Payment	\$15,109	\$15,109	\$15,109	\$15,109	\$15,109	\$15,109	\$15,105
Cash Flow							
Operating Income	\$26,962	\$27,501	\$28,051	\$29,184	\$32,222	\$39,278	\$47,879
Operating Expenses	\$14,150	\$14,388	\$14,632	\$15,143	\$16,561	\$20,111	\$24,881
Net Operating Income	\$12,812	\$13,113	\$13,419	\$14,041	\$15,661	\$19,167	\$22,998
Debt Service	\$15,109	\$15,109	\$15,109	\$15,109	\$15,109	\$15,109	\$15,105
Cash Flow	\$-2,298	\$-1,996	\$-1,690	\$-1,068	\$552	\$4,058	\$7,893
Cash-On-Cash Return	-7.85%	-6.77%	-5.68%	-3.53%	1.74%	11.52%	19.74%
Equity							
Appreciated Home Value	\$309,000	\$318,270	\$327,818	\$347,782	\$403,175	\$541,833	\$728,179
Loan Balance	\$207,421	\$204,683	\$201,776	\$195,414	\$175,739	\$113,406	\$0
Total Equity	\$101,579	\$113,587	\$126,042	\$152,368	\$227,436	\$428,427	\$728,179
Point of Sale Returns							
Sale Price	\$309,000	\$318,270	\$327,818	\$347,782	\$403,175	\$541,833	\$728,179
Closing Costs	\$27,810	\$28,644	\$29,504	\$31,300	\$36,286	\$48,765	\$65,536
Loan Balance	\$207,421	\$204,683	\$201,776	\$195,414	\$175,739	\$113,406	\$0
Initial Investment	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000
Profit on Sale	\$-31,231	\$-20,057	\$-8,462	\$16,068	\$86,150	\$274,662	\$557,643
Accumulative Cash Flow	\$-2,298	\$-4,294	\$-5,984	\$-8,433	\$-8,950	\$15,564	\$76,979
Total Net Profit	\$-33,529	\$-24,351	\$-14,446	\$7,635	\$77,200	\$290,226	\$634,622
Total ROI	-31.93%	-23.19%	-13.76%	7.27%	73.52%	276.41%	604.4%