

Property Information

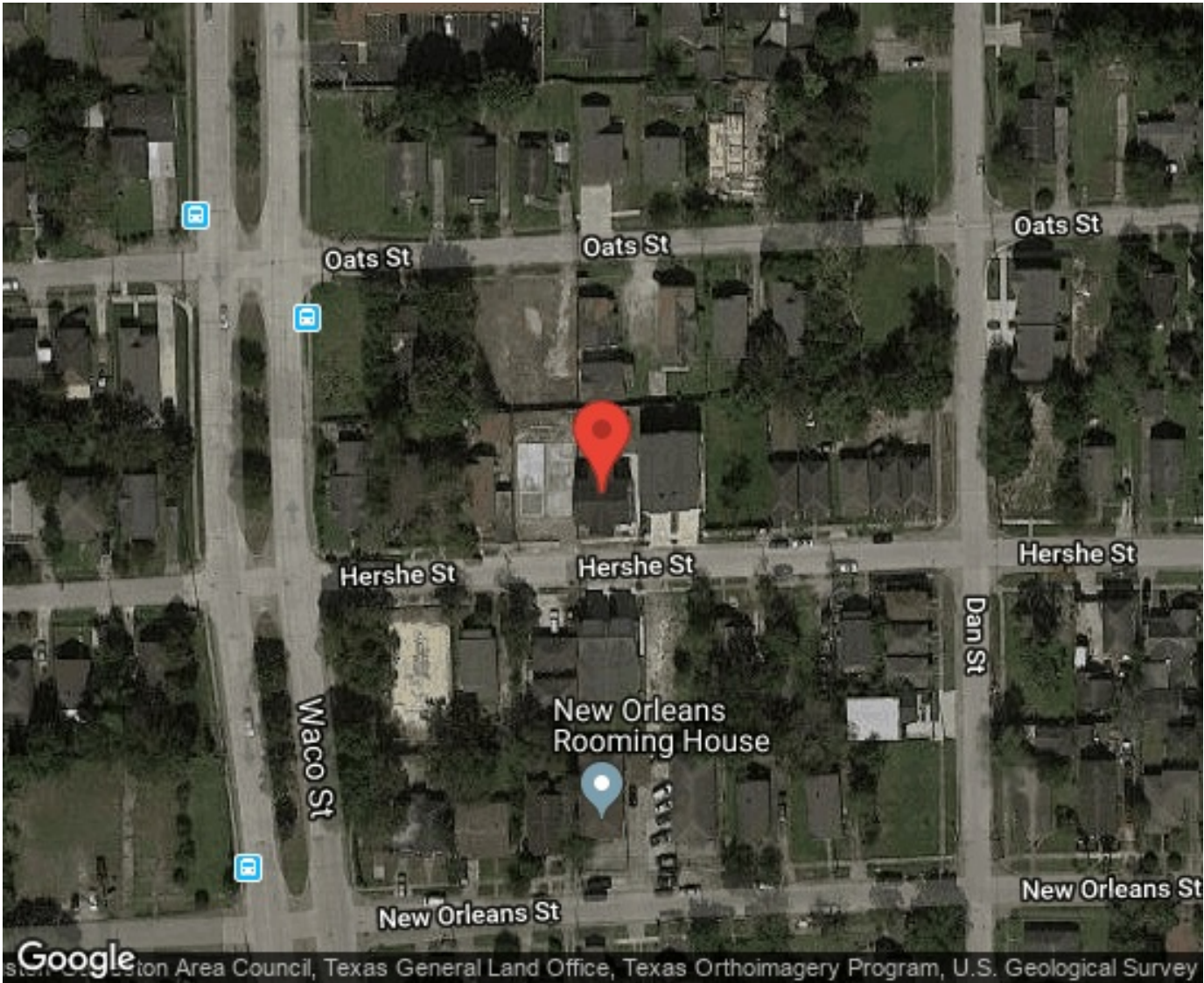
4409 Hershe Street
Houston, TX 77020

Property Details

Property Type:	Multi-Family
Bed(s):	0
Full-Bath(s):	0
Half-Bath(s):	0
Building Sqft:	2560 Sqft.
Lot Size:	5000 Sqft.
Tax Rate:	2.5264%
County:	Harris

Listing Information

List Price:	\$410,000
List Status:	Active
MLS Number:	20975949



Property Photos





4409 Hershe Street

Houston, TX 77020

\$410,000

0 Bed(s) 0 Full Baths 2560 Sqft Tax Rate 2.5264%
Elementary School: Atherton Elementary School (houston)
Middle School: Fleming Middle School
High School: Wheatley High School



Investment Cost

Offer Price
\$410,000

Loan Origination Fees
\$8,200

Purchase Closing Cost
\$12,300

Rehab Cost
\$0

Financing

Loan Type
Conventional

Down Payment
\$82,000

Loan Amount
\$328,000

Interest Rate
5.5%

Monthly PMI
\$0

Added Monthly Payment
\$0

Monthly Expenses

Property Taxes
\$863.19

Insurance
\$200

HOA/Association Fees
\$0

Management Fees
\$0

Maintenance
\$40

Other Costs
\$150

Monthly Income

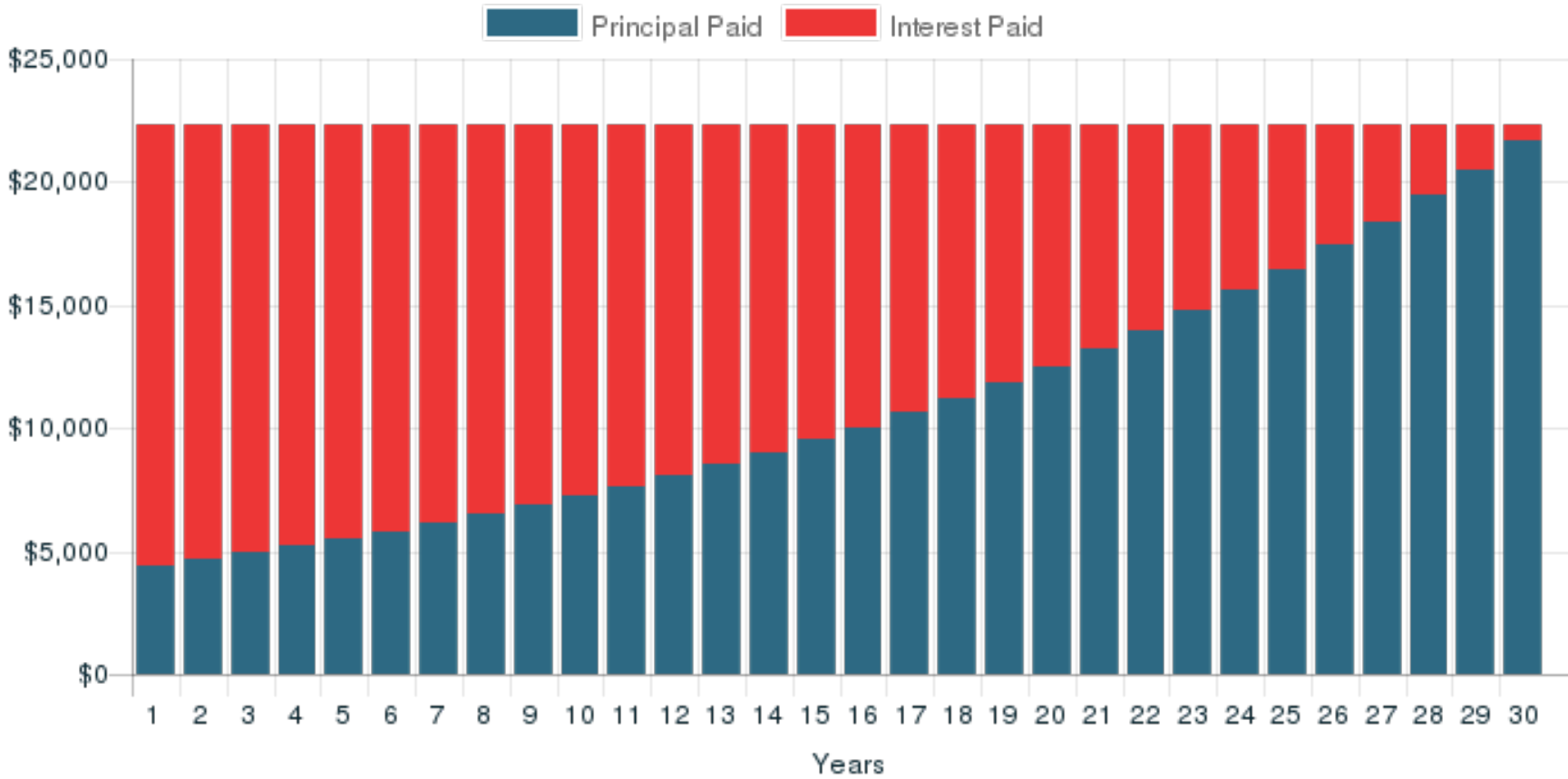
Number of Units
4

Total Monthly Income
\$4,800

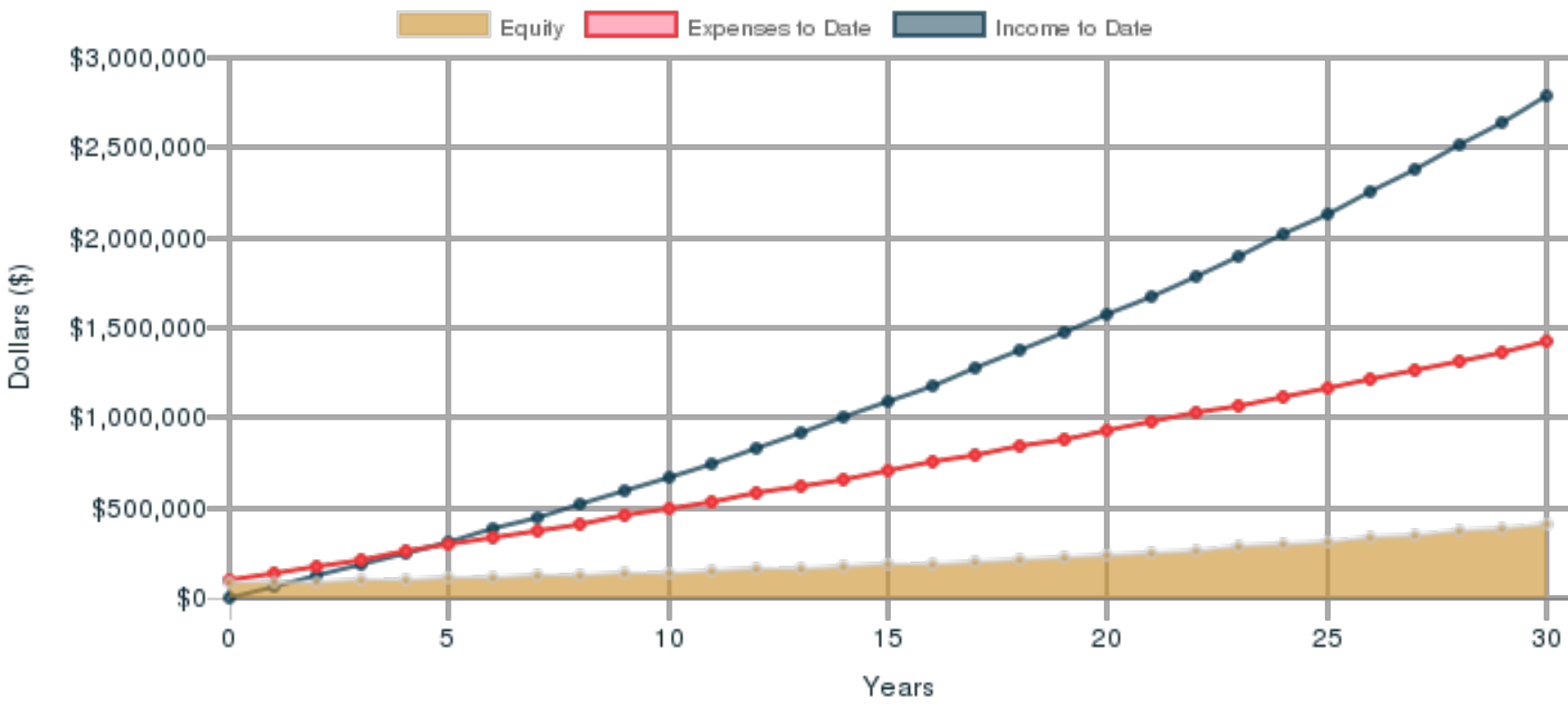
Projected Vacancy
0 Month, 5 Days

Property Appreciation
3% Annually

Income Growth
3% Annually



Monthly Payment	Total Principal Paid
\$1,862.35	\$328,000
Total Amount Paid	Total Interest Paid
\$670,444	\$342,444



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
\$4,800	\$3,116	65.36% Annually	\$177,423	\$504,248	2.37	1.25
Total Investment		Avg. Annual Cashflow	Equity	Total ROI at Sale	Gross Rent Multiplier	
\$102,500		\$25,346	\$118,684	236.56%	7.12	

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$59,328	\$61,108	\$62,941	\$66,774	\$77,410	\$104,032	\$139,810
Vacancy Loss	\$813	\$837	\$862	\$915	\$1,060	\$1,425	\$1,915
Operating Income	\$58,515	\$60,271	\$62,079	\$65,859	\$76,350	\$102,607	\$137,895
Expenses							
Property Taxes	\$10,669	\$10,989	\$11,319	\$12,008	\$13,921	\$18,708	\$25,142
Insurance	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Maintenance	\$480	\$480	\$480	\$480	\$480	\$480	\$480
Other Costs	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Operating Expenses	\$15,349	\$15,669	\$15,999	\$16,688	\$18,601	\$23,388	\$29,822
Debt Service							
Principal Payment	\$4,418	\$4,668	\$4,931	\$5,503	\$7,240	\$12,534	\$21,694
Interest Payment	\$17,930	\$17,680	\$17,417	\$16,845	\$15,108	\$9,815	\$652
Ending Loan Balance	\$323,582	\$318,914	\$313,983	\$303,271	\$270,734	\$171,602	\$0
Loan Payment	\$22,348	\$22,348	\$22,348	\$22,348	\$22,348	\$22,348	\$22,346
Cash Flow							
Operating Income	\$58,515	\$60,271	\$62,079	\$65,859	\$76,349	\$102,607	\$137,895
Operating Expenses	\$15,349	\$15,669	\$15,999	\$16,688	\$18,601	\$23,388	\$29,822
Net Operating Income	\$43,166	\$44,602	\$46,080	\$49,171	\$57,748	\$79,219	\$108,073
Debt Service	\$22,348	\$22,348	\$22,348	\$22,348	\$22,348	\$22,348	\$22,346
Cash Flow	\$20,818	\$22,253	\$23,732	\$26,823	\$35,400	\$56,871	\$85,727
Cash-On-Cash Return	55.22%	58.54%	61.89%	68.71%	86.45%	124.34%	164.33%
Equity							
Appreciated Home Value	\$422,300	\$434,969	\$448,018	\$475,302	\$551,006	\$740,506	\$995,178
Loan Balance	\$323,582	\$318,914	\$313,983	\$303,271	\$270,734	\$171,602	\$0
Total Equity	\$98,718	\$116,055	\$134,035	\$172,031	\$280,272	\$568,904	\$995,178
Point of Sale Returns							
Sale Price	\$422,300	\$434,969	\$448,018	\$475,302	\$551,006	\$740,506	\$995,178
Closing Costs	\$38,007	\$39,147	\$40,322	\$42,777	\$49,591	\$66,646	\$89,566
Loan Balance	\$323,582	\$318,914	\$313,983	\$303,271	\$270,734	\$171,602	\$0
Initial Investment	\$102,500	\$102,500	\$102,500	\$102,500	\$102,500	\$102,500	\$102,500
Profit on Sale	\$-41,789	\$-25,592	\$-8,787	\$26,754	\$128,181	\$399,758	\$803,112
Accumulative Cash Flow	\$20,818	\$43,071	\$66,803	\$118,881	\$278,222	\$745,084	\$1,465,465
Total Net Profit	\$-20,971	\$17,479	\$58,016	\$145,635	\$406,403	\$1,144,842	\$2,268,577
Total ROI	-20.46%	17.05%	56.6%	142.08%	396.49%	1116.92%	2213.25%