

Property Information

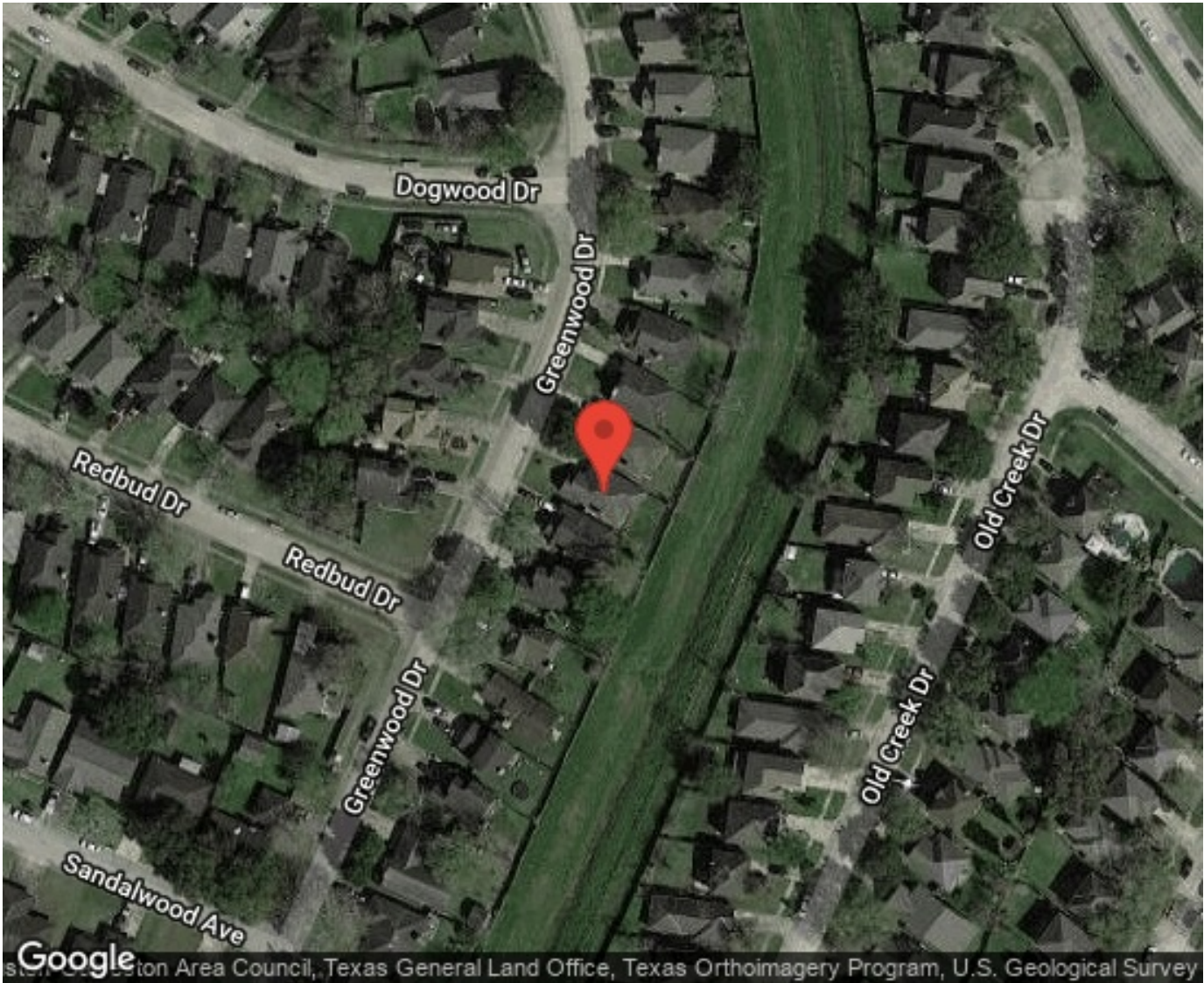
1917 Greenwood Drive
Rosenberg, TX 77471

Property Details

Property Type:	Single-Family
Bed(s):	3
Full-Bath(s):	2
Half-Bath(s):	0
Building Sqft:	1126 Sqft.
Lot Size:	4400 Sqft.
Tax Rate:	2.3211%
County:	Fort Bend

Listing Information

List Price:	\$145,000
List Status:	Active
MLS Number:	32407081
Days On Market:	23 Days



Property Photos





1917 Greenwood Drive

Rosenberg, TX 77471

\$145,000

3 Bed(s) 2 Full Baths 1126 Sqft Tax Rate 2.3211%
Elementary School: Travis Elementary School (Iamar)
Middle School: Navarro/george Junior High School
High School: Terry High School



Investment Cost

Offer Price
\$145,000

Loan Origination Fees
\$2,900

Purchase Closing Cost
\$4,350

Rehab Cost
\$0

Financing

Loan Type
Cash

Point of Sale
6 Years

Monthly Expenses

Property Taxes
\$280.47

Insurance
\$17

HOA/Association Fees
\$10

Management Fees
\$0

Maintenance
\$25

Other Costs
\$25

Monthly Income

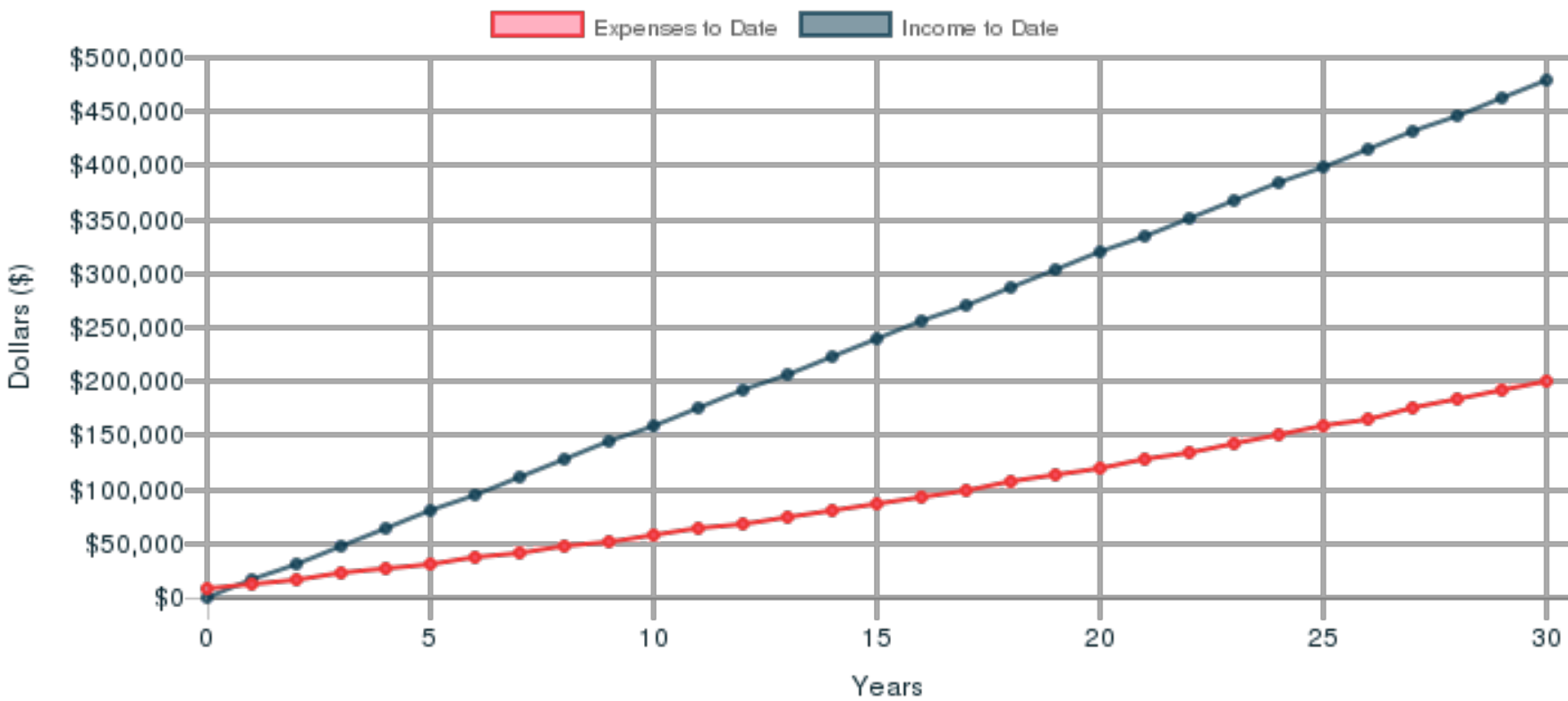
Number of Units
1

Total Monthly Income
\$1,450

Projected Vacancy
1 Month, 0 Days

Property Appreciation
3% Annually

Income Growth
0% Annually



Point Of Sale: 6 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
\$1,450	\$357	243.17% Annually	\$67,852	\$173,138	8.33	Up to \$116,000
Total Investment		Avg. Annual Cashflow		Total ROI at Sale		
\$152,250		\$11,309		161.68%		

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$17,400	\$17,400	\$17,400	\$17,400	\$17,400	\$17,400	\$17,400
Vacancy Loss	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430
Operating Income	\$15,970	\$15,970	\$15,970	\$15,970	\$15,970	\$15,970	\$15,970
Expenses							
Property Taxes	\$3,467	\$3,571	\$3,678	\$3,902	\$4,523	\$6,079	\$8,169
Insurance	\$204	\$204	\$204	\$204	\$204	\$204	\$204
HOA Fees	\$120	\$120	\$120	\$120	\$120	\$120	\$120
Maintenance	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Other Costs	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Operating Expenses	\$4,391	\$4,495	\$4,602	\$4,826	\$5,447	\$7,003	\$9,093
Cash Flow							
Operating Income	\$15,970	\$15,970	\$15,970	\$15,970	\$15,970	\$15,970	\$15,970
Operating Expenses	\$4,391	\$4,495	\$4,602	\$4,826	\$5,447	\$7,003	\$9,093
Cash Flow	\$11,579	\$11,475	\$11,368	\$11,144	\$10,523	\$8,967	\$6,877
Cash-On-Cash Return	263.73%	255.32%	247.04%	230.94%	193.18%	128.05%	75.62%
Equity							
Appreciated Home Value	\$149,350	\$153,831	\$158,445	\$168,095	\$194,868	\$261,886	\$351,953
Total Equity	\$149,350	\$153,831	\$158,445	\$168,095	\$194,868	\$261,886	\$351,953
Point of Sale Returns							
Sale Price	\$149,350	\$153,831	\$158,445	\$168,095	\$194,868	\$261,886	\$351,953
Closing Costs	\$13,442	\$13,845	\$14,260	\$15,129	\$17,538	\$23,570	\$31,676
Initial Investment	\$152,250	\$152,250	\$152,250	\$152,250	\$152,250	\$152,250	\$152,250
Profit on Sale	\$-16,342	\$-12,264	\$-8,065	\$716	\$25,080	\$86,066	\$168,027
Accumulative Cash Flow	\$11,579	\$23,054	\$34,422	\$56,824	\$110,718	\$207,767	\$286,452
Total Net Profit	\$-4,763	\$10,790	\$26,357	\$57,540	\$135,798	\$293,833	\$454,479
Total ROI	-3.13%	7.09%	17.31%	37.79%	89.19%	192.99%	298.51%