

Property Information

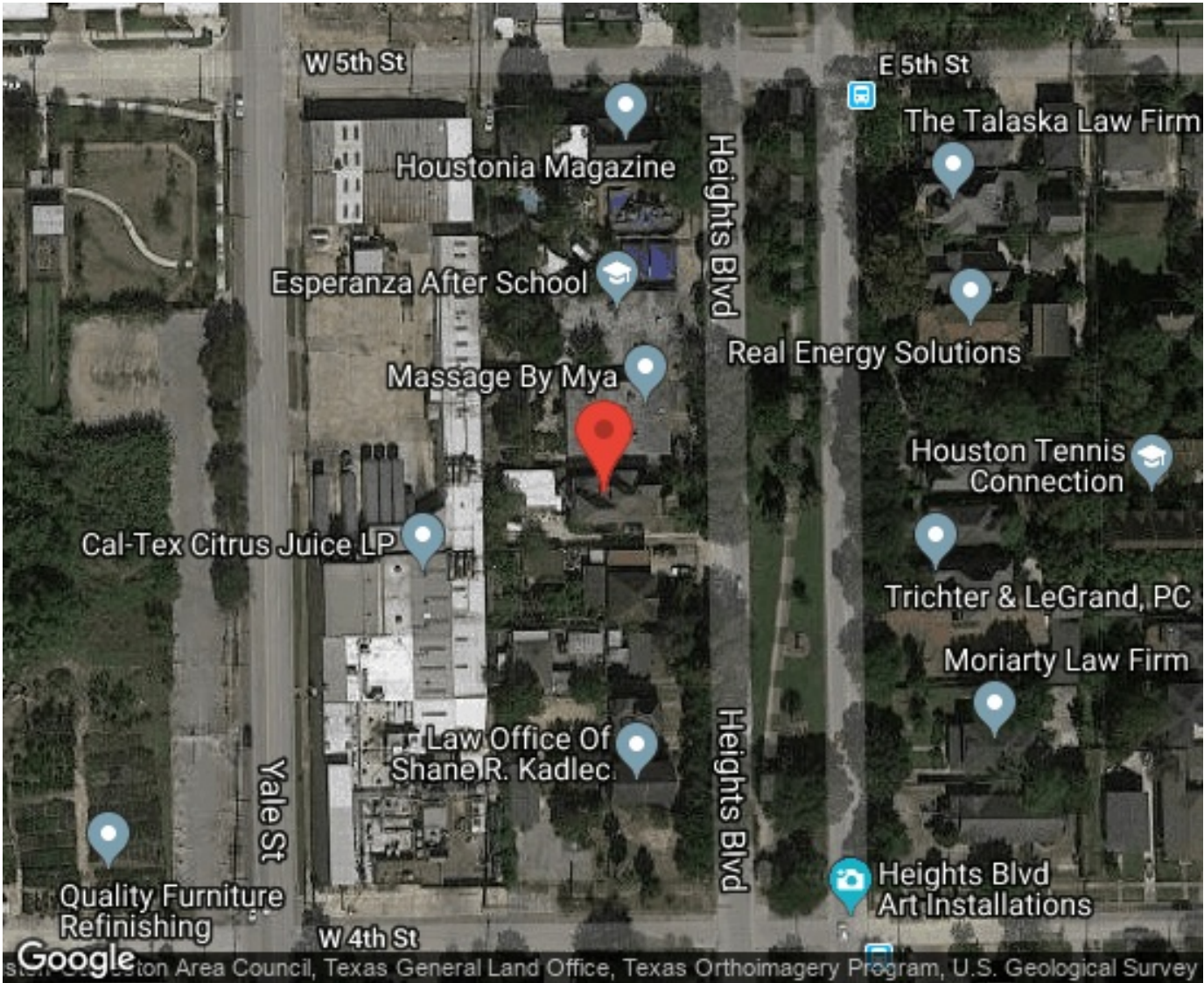
425 Heights Boulevard
Houston, TX 77007

Property Details

Property Type:	Multi-Family
Bed(s):	0
Full-Bath(s):	0
Half-Bath(s):	0
Building Sqft:	4516 Sqft.
Lot Size:	9375 Sqft.
Tax Rate:	2.5264%
County:	Harris

Listing Information

List Price:	\$849,000
List Status:	Active
MLS Number:	80965214
Days On Market:	161 Days



Property Photos





425 Heights Boulevard

Houston, TX 77007

\$849,000

0 Bed(s) 0 Full Baths 4516 Sqft Tax Rate 2.5264%

Elementary School: Harvard Elementary School

Middle School: Hogg Middle School (houston)

High School: Heights High School



Investment Cost

Offer Price
\$800,000

Loan Origination Fees
\$16,000

Purchase Closing Cost
\$24,000

Rehab Cost
\$0

Financing

Loan Type
Conventional

Down Payment
\$160,000

Loan Amount
\$640,000

Interest Rate
5.5%

Monthly PMI
\$0

Added Monthly Payment
\$0

Monthly Expenses

Property Taxes
\$1,684.27

Insurance
\$200

HOA/Association Fees
\$0

Management Fees
\$0

Maintenance
\$50

Other Costs
\$200

Monthly Income

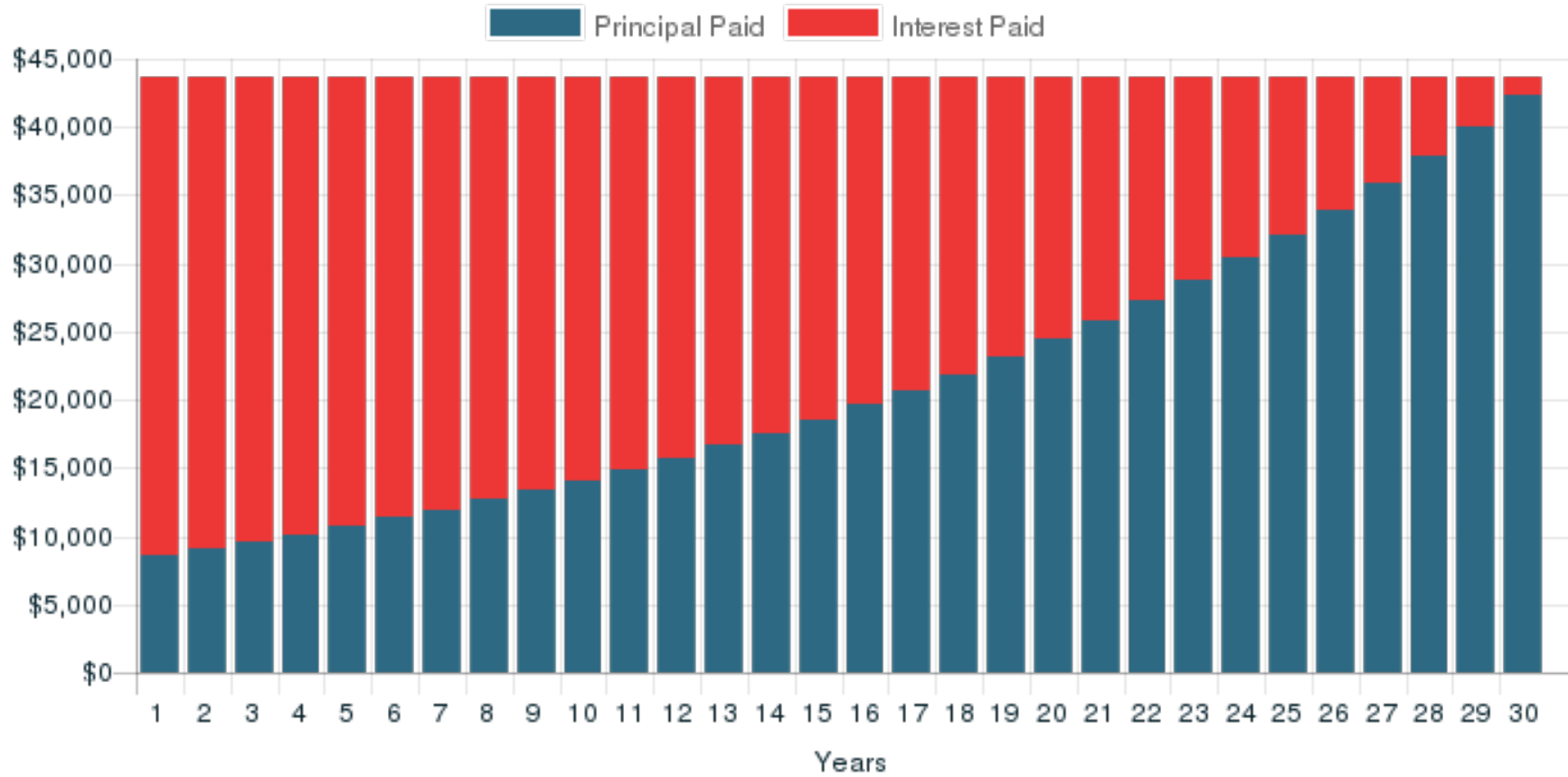
Number of Units
4

Total Monthly Income
\$4,800

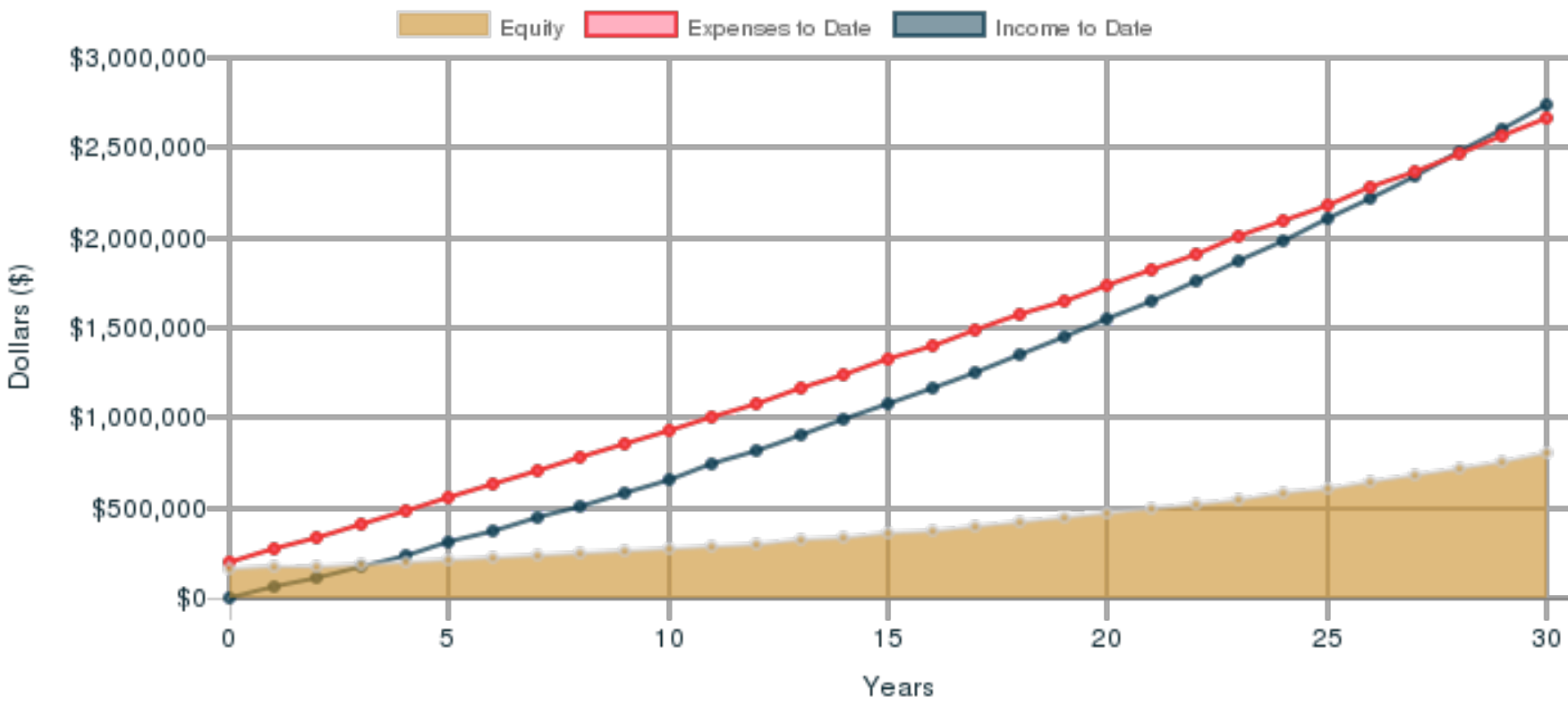
Projected Vacancy
0 Month, 10 Days

Property Appreciation
3% Annually

Income Growth
3% Annually



Monthly Payment	Total Principal Paid
\$3,633.85	\$640,000
Total Amount Paid	Total Interest Paid
\$1,308,186	\$668,186



Point Of Sale: 5 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	\$5,768	-13.87% Annually	\$-49,203	\$927,419	1.2	1.25
Total Investment		Avg. Annual Cashflow	Equity	Total ROI at Sale	Gross Rent Multiplier	
\$200,000		\$-9,841	\$208,252	1.5%	13.89	

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	\$1,625	\$1,674	\$1,724	\$1,829	\$2,121	\$2,850	\$3,830
Operating Income	\$57,703	\$59,434	\$61,217	\$64,945	\$75,289	\$101,182	\$135,980
Expenses							
Property Taxes	\$20,818	\$21,442	\$22,085	\$23,430	\$27,162	\$36,504	\$49,058
Insurance	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Maintenance	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Other Costs	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Operating Expenses	\$26,218	\$26,842	\$27,485	\$28,830	\$32,562	\$41,904	\$54,458
Debt Service							
Principal Payment	\$8,621	\$9,108	\$9,621	\$10,738	\$14,127	\$24,456	\$42,334
Interest Payment	\$34,985	\$34,499	\$33,985	\$32,869	\$29,479	\$19,151	\$1,272
Ending Loan Balance	\$631,379	\$622,271	\$612,650	\$591,748	\$528,262	\$334,836	\$0
Loan Payment	\$43,606	\$43,606	\$43,606	\$43,606	\$43,606	\$43,606	\$43,606
Cash Flow							
Operating Income	\$57,703	\$59,434	\$61,217	\$64,945	\$75,289	\$101,182	\$135,980
Operating Expenses	\$26,218	\$26,842	\$27,485	\$28,830	\$32,562	\$41,904	\$54,458
Net Operating Income	\$31,485	\$32,592	\$33,732	\$36,115	\$42,727	\$59,278	\$81,522
Debt Service	\$43,606	\$43,606	\$43,606	\$43,606	\$43,606	\$43,606	\$43,606
Cash Flow	\$-12,121	\$-11,015	\$-9,875	\$-7,492	\$-880	\$15,672	\$37,916
Cash-On-Cash Return	-17.36%	-15.64%	-13.89%	-10.34%	-1.15%	18.33%	38.66%
Equity							
Appreciated Home Value	\$824,000	\$848,720	\$874,182	\$927,419	\$1,075,133	\$1,444,889	\$1,941,810
Loan Balance	\$631,379	\$622,271	\$612,650	\$591,748	\$528,262	\$334,836	\$0
Total Equity	\$192,621	\$226,449	\$261,532	\$335,671	\$546,871	\$1,110,053	\$1,941,810
Point of Sale Returns							
Sale Price	\$824,000	\$848,720	\$874,182	\$927,419	\$1,075,133	\$1,444,889	\$1,941,810
Closing Costs	\$74,160	\$76,385	\$78,676	\$83,468	\$96,762	\$130,040	\$174,763
Loan Balance	\$631,379	\$622,271	\$612,650	\$591,748	\$528,262	\$334,836	\$0
Initial Investment	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Profit on Sale	\$-81,539	\$-49,936	\$-17,144	\$52,203	\$250,109	\$780,013	\$1,567,047
Accumulative Cash Flow	\$-12,121	\$-23,136	\$-33,011	\$-49,204	\$-67,217	\$10,990	\$284,635
Total Net Profit	\$-93,660	\$-73,072	\$-50,155	\$2,999	\$182,892	\$791,003	\$1,851,682
Total ROI	-46.83%	-36.54%	-25.08%	1.5%	91.45%	395.5%	925.84%