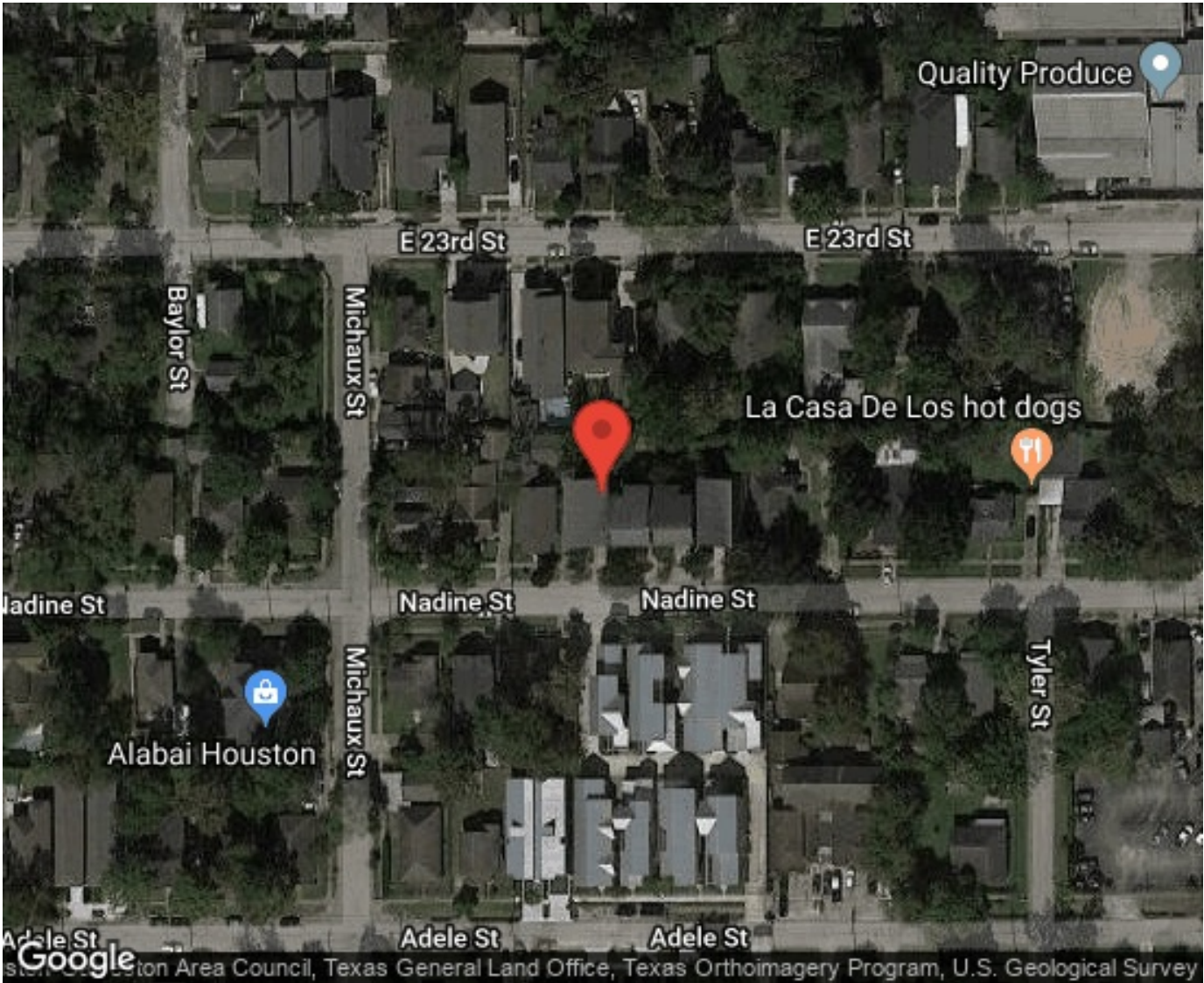


Property Information

928 Nadine Street
Houston, TX 77009

Property Details

Property Type:	Single-Family
Bed(s):	3
Full-Bath(s):	2
Half-Bath(s):	1
Building Sqft:	2507 Sqft.
Lot Size:	3375 Sqft.
Tax Rate:	2.5264%
County:	Harris



Listing Information

List Price:	\$499,000
List Status:	Active
MLS Number:	93350239
Days On Market:	19 Days

Property Photos





928 Nadine Street

Houston, TX 77009

\$499,000

3 Bed(s) 2 Full Baths Half-bath 1 2507 Sqft Tax Rate 2.5264%

Elementary School: Field Elementary School

Middle School: Hamilton Middle School (houston)

High School: Heights High School



Investment Cost

- Offer Price
- \$499,000
- Loan Origination Fees
- \$4,990
- Purchase Closing Cost
- \$9,980
- Rehab Cost
- \$0

Financing

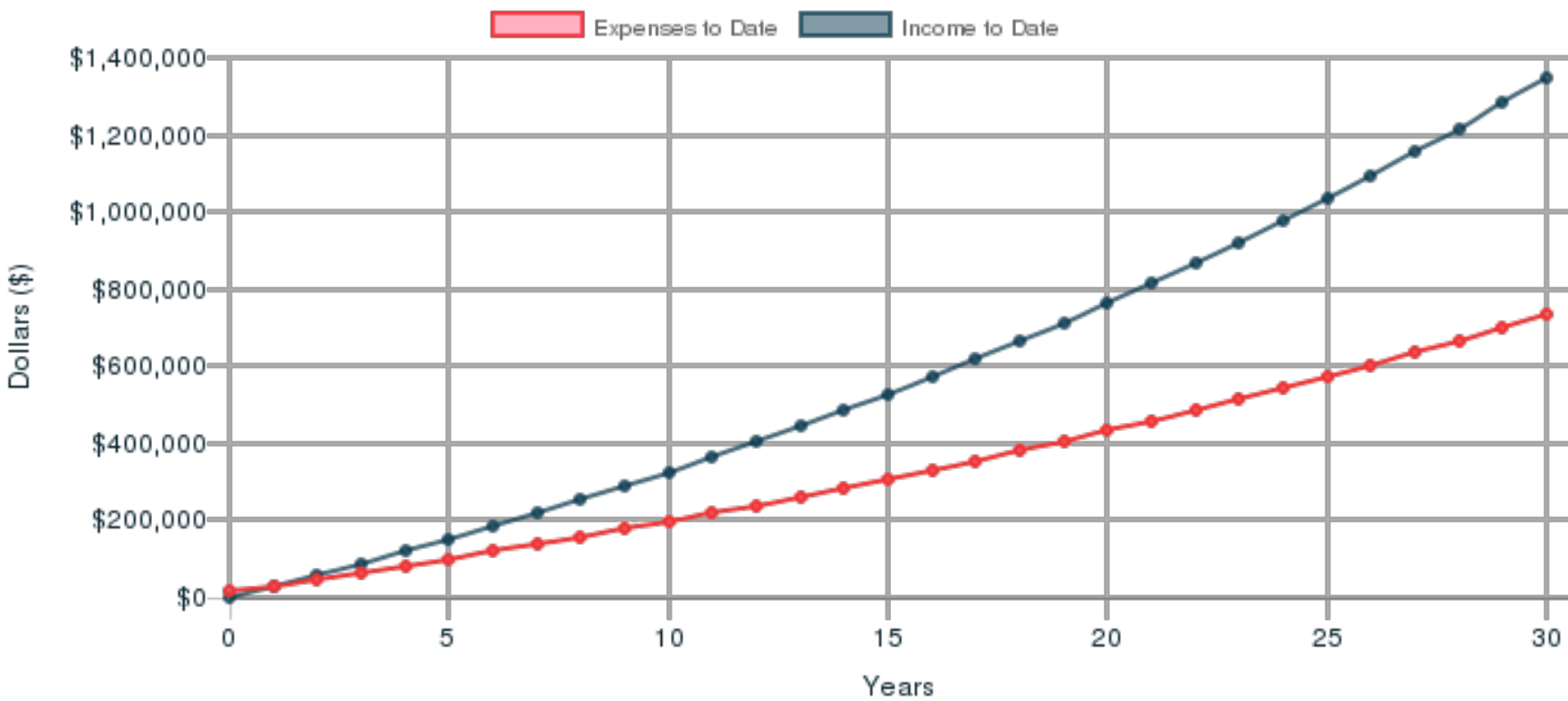
- Loan Type
- Cash
- Point of Sale
- 8 Years

Monthly Expenses

- Property Taxes
- \$1,050.56
- Insurance
- \$100
- HOA/Association Fees
- \$30
- Management Fees
- \$100
- Maintenance
- \$25
- Other Costs
- \$25

Monthly Income

- Number of Units
- 1
- Total Monthly Income
- \$2,500
- Projected Vacancy
- 1 Month, 0 Days
- Property Appreciation
- 3% Annually
- Income Growth
- 3% Annually



Point Of Sale: 8 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
\$2,500	\$1,331	77.04% Annually	\$109,843	\$632,118	16.63	Up to \$399,200
Total Investment		Avg. Annual Cashflow		Total ROI at Sale		
\$513,970		\$13,730		60.31%		

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$30,900	\$31,827	\$32,782	\$34,778	\$40,318	\$54,183	\$72,818
Vacancy Loss	\$2,540	\$2,616	\$2,694	\$2,858	\$3,314	\$4,453	\$5,985
Operating Income	\$28,360	\$29,211	\$30,088	\$31,920	\$37,004	\$49,730	\$66,833
Expenses							
Property Taxes	\$12,985	\$13,374	\$13,776	\$14,615	\$16,942	\$22,769	\$30,600
Property Management	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Insurance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
HOA Fees	\$360	\$360	\$360	\$360	\$360	\$360	\$360
Maintenance	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Other Costs	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Operating Expenses	\$16,345	\$16,734	\$17,136	\$17,975	\$20,302	\$26,129	\$33,960
Cash Flow							
Operating Income	\$28,360	\$29,211	\$30,087	\$31,920	\$37,004	\$49,730	\$66,833
Operating Expenses	\$16,345	\$16,734	\$17,136	\$17,975	\$20,302	\$26,129	\$33,960
Cash Flow	\$12,015	\$12,477	\$12,951	\$13,945	\$16,702	\$23,601	\$32,873
Cash-On-Cash Return	73.51%	74.56%	75.58%	77.58%	82.26%	90.32%	96.8%
Equity							
Appreciated Home Value	\$513,970	\$529,389	\$545,271	\$578,478	\$670,614	\$901,249	\$1,211,204
Total Equity	\$513,970	\$529,389	\$545,271	\$578,478	\$670,614	\$901,249	\$1,211,204
Point of Sale Returns							
Sale Price	\$513,970	\$529,389	\$545,271	\$578,478	\$670,614	\$901,249	\$1,211,204
Closing Costs	\$46,257	\$47,645	\$49,074	\$52,063	\$60,355	\$81,112	\$109,008
Initial Investment	\$513,970	\$513,970	\$513,970	\$513,970	\$513,970	\$513,970	\$513,970
Profit on Sale	\$-46,257	\$-32,226	\$-17,773	\$12,445	\$96,289	\$306,167	\$588,226
Accumulative Cash Flow	\$12,015	\$24,492	\$37,444	\$64,830	\$142,661	\$345,941	\$630,690
Total Net Profit	\$-34,242	\$-7,734	\$19,671	\$77,275	\$238,950	\$652,108	\$1,218,916
Total ROI	-6.66%	-1.5%	3.83%	15.03%	46.49%	126.88%	237.16%