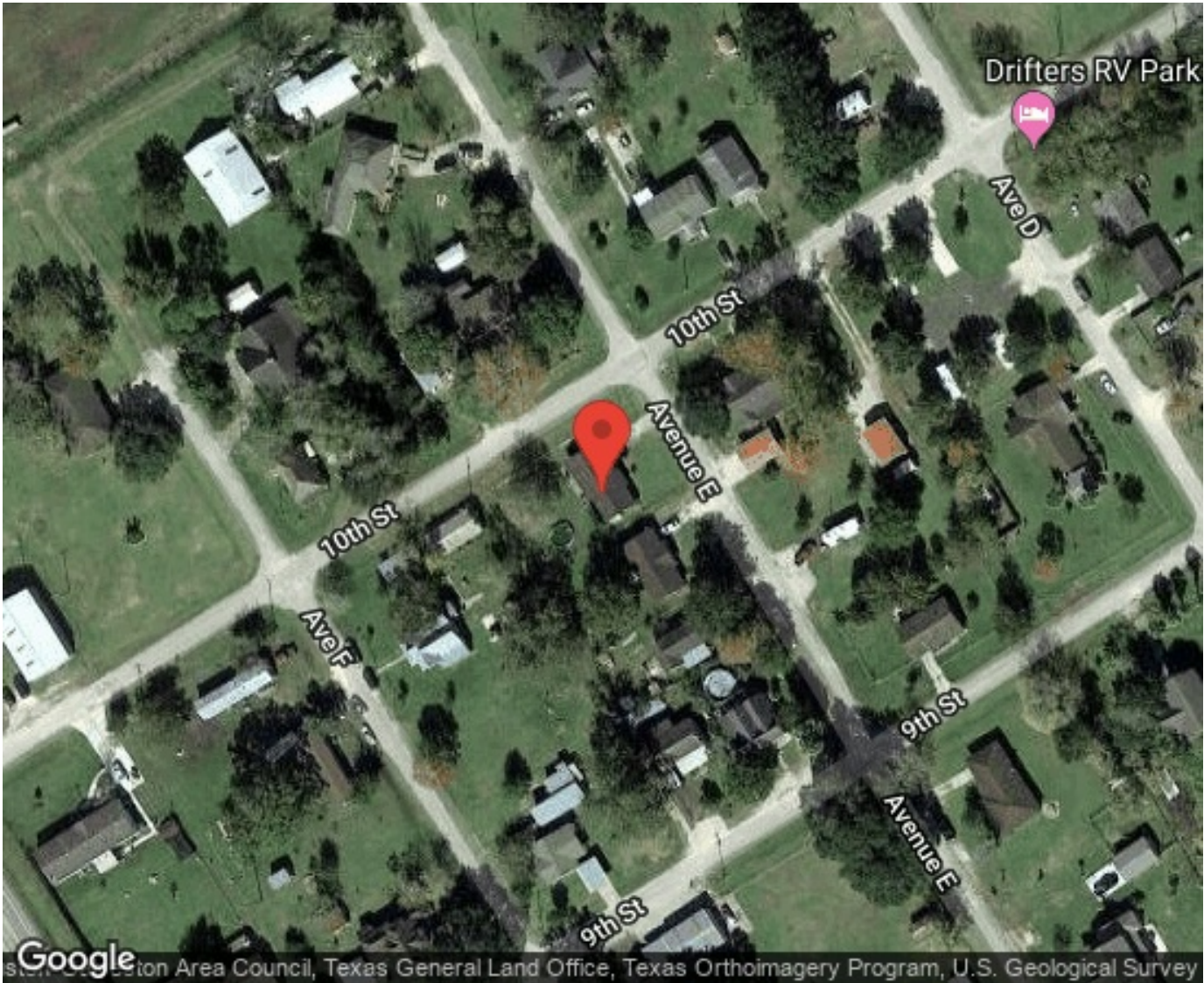


Property Information

467 Avenue E
Markham, TX 77456

Property Details

Property Type:	Single-Family
Bed(s):	3
Full-Bath(s):	2
Half-Bath(s):	0
Building Sqft:	1144 Sqft.
Lot Size:	9017 Sqft.
Tax Rate:	2.10557%
County:	Matagorda



Listing Information

List Price:	\$81,999
List Status:	Pending
MLS Number:	16416937
Days On Market:	159 Days

Property Photos





467 Avenue E

Markham, TX 77456

\$81,999
3 Bed(s) 2 Full Baths 1144 Sqft Tax Rate 2.10557%
Middle School: Tidehaven Intermediate School
High School: Tidehaven High School



Investment Cost

Offer Price
\$55,000

Loan Origination Fees
\$0

Purchase Closing Cost
\$1

Rehab Cost
\$0

Financing

Loan Type
Cash

Point of Sale
5 Years

Monthly Expenses

Property Taxes
\$96.50

Insurance
\$100

HOA/Association Fees
\$0

Management Fees
\$52

Maintenance
\$50

Other Costs
\$20

Monthly Income

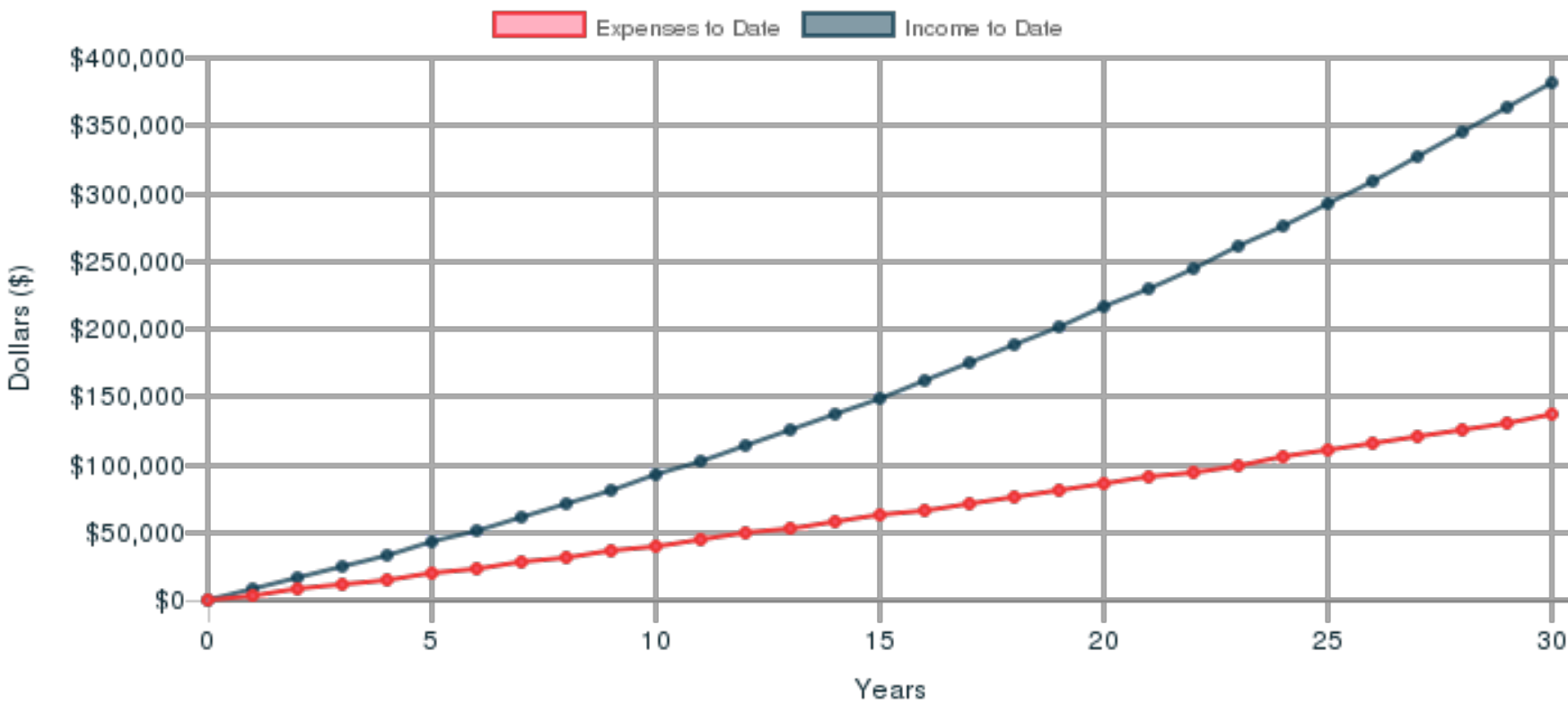
Number of Units
1

Total Monthly Income
\$650

Projected Vacancy
0 Month, 0 Days

Property Appreciation
3% Annually

Income Growth
3% Annually



Point Of Sale: 5 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
\$650	\$319	116.95% Annually	\$23,001	\$63,760	7.05	Up to \$44,000
Total Investment		Avg. Annual Cashflow		Total ROI at Sale		
\$55,001		\$4,600		117.03%		

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$8,034	\$8,275	\$8,523	\$9,042	\$10,483	\$14,088	\$18,933
Vacancy Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Income	\$8,034	\$8,275	\$8,523	\$9,042	\$10,483	\$14,088	\$18,933
Expenses							
Property Taxes	\$1,193	\$1,229	\$1,265	\$1,343	\$1,556	\$2,092	\$2,811
Property Management	\$624	\$624	\$624	\$624	\$624	\$624	\$624
Insurance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Maintenance	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Other Costs	\$240	\$240	\$240	\$240	\$240	\$240	\$240
Operating Expenses	\$3,857	\$3,893	\$3,929	\$4,007	\$4,220	\$4,756	\$5,475
Cash Flow							
Operating Income	\$8,034	\$8,275	\$8,523	\$9,042	\$10,483	\$14,088	\$18,933
Operating Expenses	\$3,857	\$3,893	\$3,929	\$4,007	\$4,220	\$4,756	\$5,475
Cash Flow	\$4,177	\$4,382	\$4,594	\$5,035	\$6,263	\$9,332	\$13,458
Cash-On-Cash Return	108.31%	112.58%	116.91%	125.69%	148.38%	196.23%	245.81%
Equity							
Appreciated Home Value	\$56,650	\$58,350	\$60,100	\$63,760	\$73,915	\$99,336	\$133,499
Total Equity	\$56,650	\$58,350	\$60,100	\$63,760	\$73,915	\$99,336	\$133,499
Point of Sale Returns							
Sale Price	\$56,650	\$58,350	\$60,100	\$63,760	\$73,915	\$99,336	\$133,499
Closing Costs	\$5,099	\$5,252	\$5,409	\$5,738	\$6,652	\$8,940	\$12,015
Initial Investment	\$55,001	\$55,001	\$55,001	\$55,001	\$55,001	\$55,001	\$55,001
Profit on Sale	\$-3,450	\$-1,903	\$-310	\$3,021	\$12,262	\$35,395	\$66,483
Accumulative Cash Flow	\$4,177	\$8,559	\$13,153	\$23,001	\$51,787	\$130,546	\$245,554
Total Net Profit	\$727	\$6,656	\$12,843	\$26,022	\$64,049	\$165,941	\$312,037
Total ROI	1.32%	12.1%	23.35%	47.31%	116.45%	301.71%	567.33%