

#### 455 Avenue E

Markham, TX 77456

\$76,999

3 Bed(s) 1 Full Baths 912 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 \$2,000

After Repair Value (ARV)

\$65,000

## **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** 

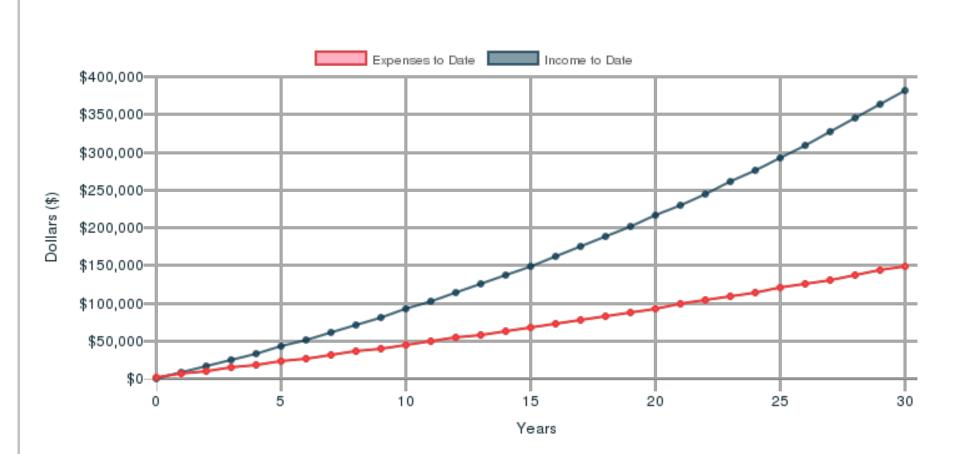
0 Month, 0 Days

**Property Appreciation** 

3% Annually

Income Growth

3% Annually



Point Of Sale: 5 Years

#### **Overview**

Monthly Income \$650

Monthly Expenses \$319

Total Investment \$57,001

#### Investment Performance

Cash-on-Cash Return 104.94% Annually

Avg. Annual Cashflow \$4,370

Total Net Cashflow Appreciated Home Value

\$21,849 \$75,353

Total ROI at Sale 87.03%

#### Key Ratios

Gross Rent Multiplyer 7.05

Financial Leverage
Up to

\$44,000



## **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	\$1,410	\$1,452	\$1,496	\$1,587	\$1,839	\$2,472	\$3,322
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	\$4,074	\$4,116	\$4,160	\$4,251	\$4,503	\$5,136	\$5,986
Cash Flow							
Operating Income	\$8,034	\$8,275	\$8,523	\$9,042	\$10,483	\$14,088	\$18,933
Operating Expenses	\$4,074	\$4,116	\$4,160	\$4,251	\$4,503	\$5,136	\$5,986
Cash Flow	\$3,960	\$4,159	\$4,363	\$4,791	\$5,980	\$8,952	\$12,947
Cash-On-Cash Return	97.22%	101.05%	104.91%	112.73%	132.77%	174.3%	216.28%
Equity							
Appreciated Home Value	\$66,950	\$68,959	\$71,027	\$75,353	\$87,355	\$117,397	\$157,772
Total Equity	\$66,950	\$68,959	\$71,027	\$75,353	\$87,355	\$117,397	\$157,772
Point of Sale Re	turns						
Sale Price	\$66,950	\$68,959	\$71,027	\$75,353	\$87,355	\$117,397	\$157,772
Closing Costs	\$6,026	\$6,206	\$6,392	\$6,782	\$7,862	\$10,566	\$14,199
Initial Investment	\$57,001	\$57,001	\$57,001	\$57,001	\$57,001	\$57,001	\$57,001
Profit on Sale	\$3,923	\$5,752	\$7,634	\$11,570	\$22,492	\$49,830	\$86,572
Accumulative Cash Flow	\$3,960	\$8,119	\$12,483	\$21,850	\$49,300	\$124,718	\$235,236
T . IN . D . C.	\$7,883	\$13,871	\$20,117	\$33,420	\$71,792	\$174,548	\$321,808
Total Net Profit	Ψ7,003	Ψ10,071	<b>420,11</b>	<b>400, 120</b>	Ψ' ±,' 0 Z	917 1,010	<b>4021,000</b>



# Rehab Report

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$2,000
			Total	\$2,000