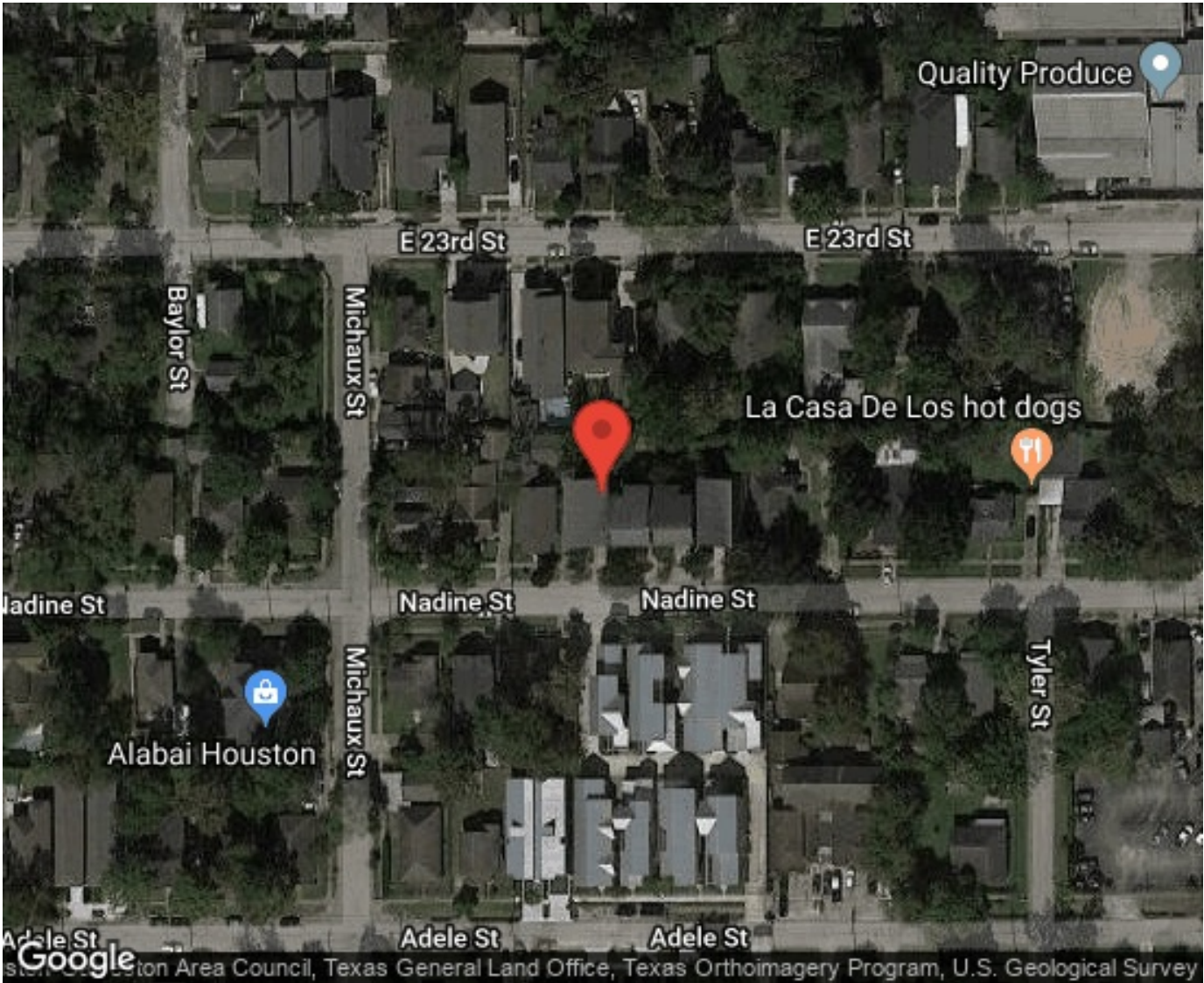


# Property Information

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

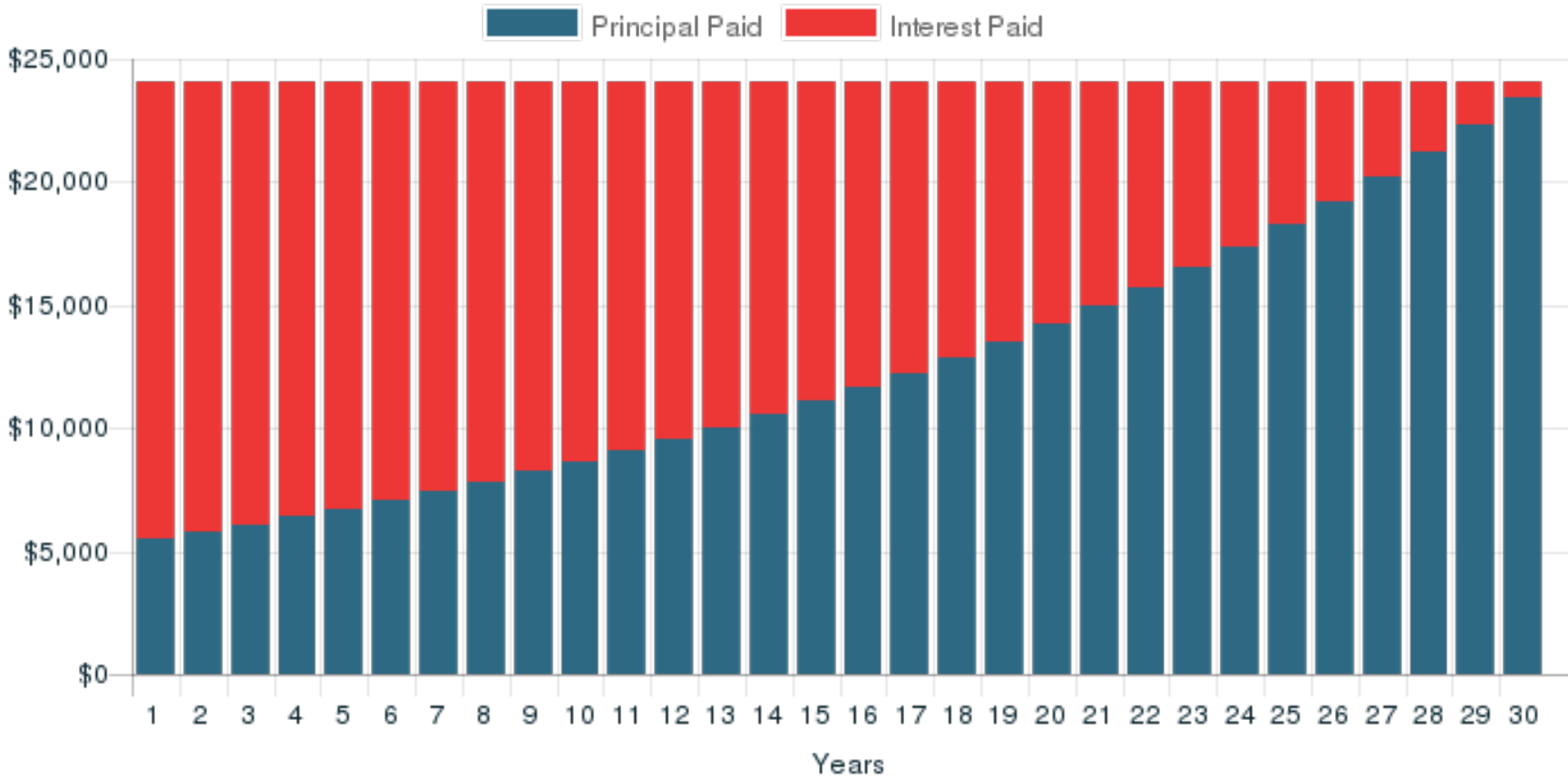
- Loan Type
- Conventional
- Down Payment
- \$124,750
- Loan Amount
- \$374,250
- Interest Rate
- 5%
- Monthly PMI
- \$0
- Added Monthly Payment
- \$0

### Monthly Expenses

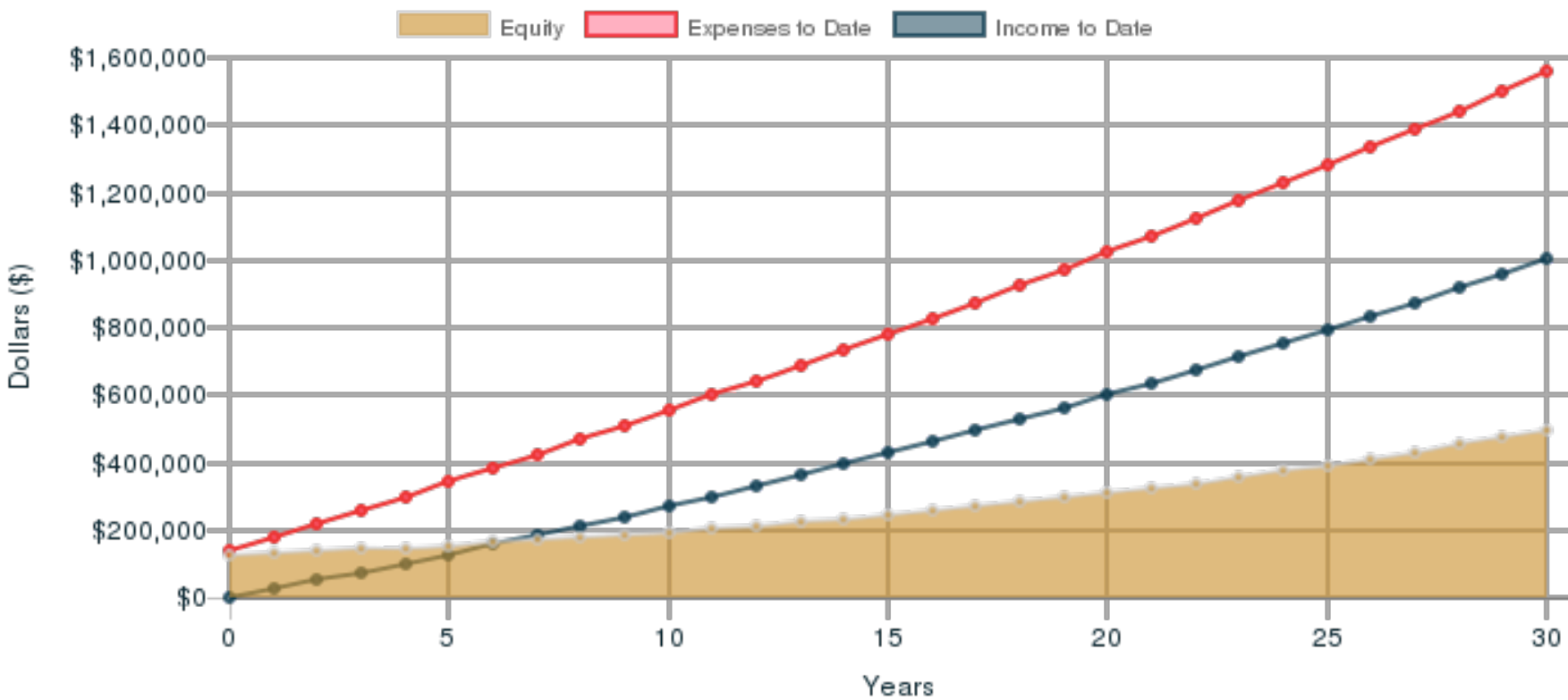
- Property Taxes
- \$1,050.56
- Insurance
- \$50
- HOA/Association Fees
- \$25
- Management Fees
- \$0
- Maintenance
- \$40
- Other Costs
- \$100

### Monthly Income

- Number of Units
- 1
- Total Monthly Income
- \$2,200
- Projected Vacancy
- 1 Month, 0 Days
- Property Appreciation
- 3% Annually
- Income Growth
- 2% Annually



Monthly Payment	Total Principal Paid
\$2,009.05	\$374,246
Total Amount Paid	Total Interest Paid
\$723,258	\$349,012



Point Of Sale: 22 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
\$2,200	\$3,275	-31.67% Annually	\$-308,980	\$956,136	0.99	1.33
Total Investment		Avg. Annual Cashflow	Equity	Total ROI at Sale	Gross Rent Multiplier	
\$139,720		\$-14,045	\$340,303	188.01%	18.90	

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$26,928	\$27,467	\$28,016	\$29,148	\$32,181	\$39,229	\$47,820
Vacancy Loss	\$2,213	\$2,258	\$2,303	\$2,396	\$2,645	\$3,224	\$3,930
Operating Income	\$24,715	\$25,209	\$25,713	\$26,752	\$29,536	\$36,005	\$43,890
Expenses							
Property Taxes	\$12,985	\$13,374	\$13,776	\$14,615	\$16,942	\$22,769	\$30,600
Insurance	\$600	\$600	\$600	\$600	\$600	\$600	\$600
HOA Fees	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Maintenance	\$480	\$480	\$480	\$480	\$480	\$480	\$480
Other Costs	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Operating Expenses	\$15,565	\$15,954	\$16,356	\$17,195	\$19,522	\$25,349	\$33,180
Debt Service							
Principal Payment	\$5,521	\$5,804	\$6,101	\$6,741	\$8,651	\$14,249	\$23,468
Interest Payment	\$18,587	\$18,305	\$18,008	\$17,367	\$15,457	\$9,860	\$641
Ending Loan Balance	\$368,729	\$362,925	\$356,824	\$343,669	\$304,423	\$189,419	\$4
Loan Payment	\$24,109	\$24,109	\$24,109	\$24,109	\$24,109	\$24,109	\$24,109
Cash Flow							
Operating Income	\$24,715	\$25,209	\$25,713	\$26,752	\$29,536	\$36,005	\$43,890
Operating Expenses	\$15,565	\$15,954	\$16,356	\$17,195	\$19,522	\$25,349	\$33,180
Net Operating Income	\$9,150	\$9,255	\$9,357	\$9,557	\$10,014	\$10,656	\$10,710
Debt Service	\$24,109	\$24,109	\$24,109	\$24,109	\$24,109	\$24,109	\$24,109
Cash Flow	\$- 14,959	\$- 14,854	\$- 14,751	\$- 14,551	\$- 14,095	\$- 13,453	\$- 13,399
Cash-On-Cash Return	-37.7%	-37.08%	-36.45%	-35.23%	-32.3%	-27.2%	-23.39%
Equity							
Appreciated Home Value	\$513,970	\$529,389	\$545,271	\$578,478	\$670,614	\$901,249	\$1,211,204
Loan Balance	\$368,729	\$362,925	\$356,824	\$343,669	\$304,423	\$189,419	\$4
Total Equity	\$145,241	\$166,464	\$188,447	\$234,809	\$366,191	\$711,830	\$1,211,200
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
Loan Balance	\$368,729	\$362,925	\$356,824	\$343,669	\$304,423	\$189,419	\$4
Initial Investment	\$139,720	\$139,720	\$139,720	\$139,720	\$139,720	\$139,720	\$139,720
Profit on Sale	\$-40,736	\$-20,901	\$-347	\$43,026	\$166,116	\$490,998	\$962,472
Accumulative Cash Flow	\$-14,959	\$-29,813	\$-44,564	\$-73,765	\$-145,124	\$-282,179	\$-415,793
Total Net Profit	\$-55,695	\$-50,714	\$-44,911	\$-30,739	\$20,992	\$208,819	\$546,679
Total ROI	-39.86%	-36.3%	-32.14%	-22%	15.02%	149.46%	391.27%