	Sean Litt	le, Broker					
PROFORMA INCOME ANALYSIS							
Parkwest Subdivision							
2573 Plan							
Conroe, Tx							
		t Mix					
Sq. Ft.	Bedrooms	Baths	Monthly Rent	Annual Rent			
1,272	3	2.0	\$ 1,625.00	\$19,500.00			
1,301	3	2.0	\$ 1,650.00	\$19,800.00			
2573	То	tals	\$3,275.00	\$39,300.00			
Income & Expenses		% of Gross	Monthly \$	Yearly \$			
Gross Scheduled Income		Sch. Income	\$3,275.00	\$39,300.00			
(-) Vacancy/Credit Loss	•	5.00%	(\$163.75)	(\$1,965.00)			
(=) Expected Rental Income	-	95.00%	\$3,111.25	\$37,335.00			
(+) Ancillary Income	-	0.00%	\$0.00	\$0.00			
(=) Gross Operating Income		95.00%	\$3,111.25	\$37,335.00			
Estimated Taxes for Tax Year	-	23.07%	\$755.44	\$9,065.33			
Estimated Insurance	-	2.23%	\$72.92	\$875.00			
Management Fee		5.00%	\$155.56	\$1,866.75			
Maintenance & Repairs	-	0.00%	\$0.00	\$0.00			
Utilities (Paid By Owner)	-	0.00%	\$0.00	\$0.00			
Other Operating Expenses H.O.A. fee	-	1.53%	\$50.00	\$600.00			
Gross Operating Expenses (-)	-	31.57%	\$1,033.92	\$12,407.08			
Net Operating Income(=)		63.43%	\$2,077.33	\$24,927.92			
	Purchase	Information					
	Sales Price:	\$432,300.00					
Percent Down:	25.00%	\$108,075.00	Down Payment				
	New Loan:	\$324,225.00					
	Interest Rate:	4.00%					
2	nortized Over:	30	years				
- New Debt Se	-	Payment (P&I):		\$18,574.80			
	Cash Flow E	Sefore Taxes (=)		\$6,353.12			
Financial Ratios Features Cap Rate: 5.77% PROFESSIONALLY MANAGED 5% management fee							
			•	e ed assessment which			
			xes will be less than				
	only.	g and 101. 2019 ta					
Cash on Cash: 5.88%	Shiyi						
(Cash Flow/Down Payment)							
Debt Coverage Ratio: 1.34							
(Net Operating Income/Debt Service)							
AUSTIN Sean Little, Broker/Owner							
LONE STAR * 🕺 51	2.243.769	6	Value Builders,	Inc.			
Cell 512.293.4	313	Value Buil	der's Quality New (	Construction			

sean@austinlonestarrealty.com

# **PROFORMA INCOME ANALYSIS**

**Parkwest Subdivision - Higher Rents** 

## 2573 Plan Conroe, Tx

Conroe, Tx					
Unit Mix					
Sq. Ft.	Bedrooms	Baths	Monthly Rent	Annual Rent	
1,272	3	2.0 2.0	\$ 1,725.00 \$ 1,750.00	\$20,700.00 \$21,000.00	
1,301			· · /	\$21,000.00 \$41,700.00	
2573	10	tals	\$3,475.00		
Income & Expenses		% of Gross	Monthly \$	Yearly \$	
Gross Scheduled Income		Sch. Income	\$3,475.00	\$41,700.00	
(-) Vacancy/Credit Loss	-	5.00%	(\$173.75)	(\$2,085.00)	
(=) Expected Rental Income	-	95.00%	\$3,301.25	\$39,615.00	
(+) Ancillary Income		0.00%	\$0.00	\$0.00	
(=) Gross Operating Income	-	95.00%	\$3,301.25	\$39,615.00	
Estimated Taxes for Tax Year	-	21.74%	\$755.44	\$9,065.33	
Estimated Insurance	-	2.10%	\$72.92	\$875.00	
Management Fee		5.00%	\$165.06	\$1,980.75	
Maintenance & Repairs		0.00%	\$0.00	\$0.00	
Utilities (Paid By Owner)	_	0.00%	\$0.00	\$0.00	
Other Operating Expenses H.O.A. fee	_	1.44%	\$50.00	\$600.00	
Gross Operating Expenses (-)		30.03%	\$1,043.42	\$12,521.08	
Net Operating Income(=)		64.97%	\$2,257.83	\$27,093.92	
	Purchase	Information			
	Sales Price:	\$432,300.00			
Percent Down:	25.00%		Down Payment		
	New Loan:	\$324,225.00			
	Interest Rate:	4.00%			
	nortized Over:	30	years		
- New Debt S	-	Payment (P&I):		\$18,574.80	
	Cash Flow E	Before Taxes (=)		\$8,519.12	
Financial Ratios			Features		
			5% management fe	e d assessment which	
			xes will be less than		
· · · · · · · · · · · · · · · · · · ·	only.				
Cash on Cash: 7.88%	, ,				
(Cash Flow/Down Payment)					
Debt Coverage Ratio: 1.46					
(Net Operating Income/Debt Service)					
AUSTIN LONE STAR * 512.243.7696					
Cell 512.293.4313 Value Builder's Quality New Construction					

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PROF	•	COME ANAI	YSIS	
		Plan		
	Conre	oe, Tx		
-		t Mix		
<u>Sq. Ft.</u>	Bedrooms	Baths	Monthly Rent	Annual Rent
<u>1,361</u> 1,301	3	2.0 2.0	\$ 1,695.00 \$ 1,650.00	\$20,340.00 \$19,800.00
2662		tals	\$3,345.00	\$40,140.0
Income & Expenses		% of Gross	Monthly \$	Yearly \$
Gross Scheduled Income		Sch. Income	\$3,345.00	\$40,140.00
(-) Vacancy/Credit Loss	L	5.00%	(\$167.25)	(\$2,007.00)
(=) Expected Rental Income	-	95.00%	\$3,177.75	\$38,133.00
(+) Ancillary Income	-	0.00%	\$3,177.75	\$30,133.00
(=) Gross Operating Income	-	95.00%	\$3,177.75	\$38,133.00
	=			
Estimated Taxes for Tax Year	-	20.64%	\$690.42	\$8,285.00
Estimated Insurance	-	2.18%	\$72.92	\$875.00
Management Fee	-	5.00%	\$158.89	\$1,906.65
Maintenance & Repairs	-	0.00%	\$0.00	\$0.00
Utilities (Paid By Owner)	-	0.00%	\$0.00	\$0.00
Other Operating Expenses H.O.A. fee <b>Gross Operating Expenses (-)</b>	-	1.49% <b>29.06%</b>	\$50.00 <b>\$972.22</b>	\$600.00 <b>\$11,666.65</b>
Net Operating Income(=)		65.94%	\$2,205.53	\$26,466.35
	Purchase	Information	ψ2,203.33	φ20,400.00
	Sales Price:	\$441,000.00		
Percent Down:	25.00%		Down Payment	
	New Loan:	\$330,750.00		
	Interest Rate:	4.00%		
	nortized Over:	30	years	
- New Debt Se	-	Payment (P&I):	\$1,579.05	\$18,948.61
	Cash Flow B	Sefore Taxes (=)	\$626.48	\$7,517.74
Financial Ratios Cap Rate: 6.00%			Features 5% management fe	-
•			based upon improv	
			019 taxes will be les	
	alue only.	5		·
Cash on Cash: 6.82%				
(Cash Flow/Down Payment) Debt Coverage Ratio: 1.40				
(Net Operating Income/Debt Service)	<mark>ttle, Broker/Ow</mark> 2.243.769		Value Builder	s, Inc.

sean@austinlonestarrealty.com

PROF	Parkwest \$ 2930	COME ANAI Subdivision ) Plan oe, Tx	_YSIS	
	-	t Mix	Manstela Danst	Annual Dani
<u>Sq. Ft.</u> 1,678	Bedrooms	Baths 2.5	Monthly Rent	Annual Rent \$20,340.00
1,422	3	2.5	\$ 1,695.00 \$ 1,675.00	\$20,340.00
2930		tals	\$3,370.00	\$40,440.00
Income & Expenses		% of Gross	Monthly \$	Yearly \$
Gross Scheduled Income		Sch. Income	\$3,370.00	\$40,440.00
	Ļ			
(-) Vacancy/Credit Loss	-	5.00%	(\$168.50)	(\$2,022.00)
(=) Expected Rental Income	-	95.00%	\$3,201.50	\$38,418.00
(+) Ancillary Income		0.00%	\$0.00	\$0.00
(=) Gross Operating Income	-	95.00%	\$3,201.50	\$38,418.00
Estimated Taxes for Tax Year*		23.02%	\$775.89	\$9,310.68
Estimated Insurance		2.16%	\$72.92	\$875.00
Management Fee	-	5.00%	\$160.08	\$1,920.90
Maintenance & Repairs	-	0.00%	\$0.00	\$0.00
Utilities (Paid By Owner)	-	0.00%	\$0.00	\$0.00
Other Operating Expenses H.O.A. fee	-	1.48%	\$50.00	\$600.00
Gross Operating Expenses (-)	-	31.42%	\$1,058.88	\$12,706.58
Net Operating Income(=)		63.58%	\$2,142.62	\$25,711.42
	Purchase	Information		
	Sales Price:	\$444,000.00		
Percent Down:	25.00%	\$111,000.00	Down Payment	
	New Loan:	\$333,000.00	-	
	Interest Rate:	4.00%		
	nortized Over:	30	years	
- New Debt Se	ervice Monthly	Payment (P&I):	\$1,589.79	\$19,077.52
	Cash Flow B	efore Taxes (=)	\$552.83	\$6,633.90
Financial Ratios			eatures	
			5% management fe	
			based upon improv	
	value only.	ouliding and lot. 2	019 taxes will be les	is than \$300 for lot
Cash on Cash: 5.98%	and only.			
(Cash Flow/Down Payment)				
Debt Coverage Ratio: 1.35				
(Net Operating Income/Debt Service)				
ALISTIN Sean Li	ittle, Broker/Ow	ner	5970	
	2.243.769		Value Builders,	Inc.

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PROF			LYSIS	
		n with high		
T differen		Plan		
		oe, Tx		
S~ 54	Bedrooms	t Mix Baths	Manthly Dant	Annual Rent
<u>Sq. Ft.</u> 1,678	3	2.5	Monthly Rent	\$21,540.0
1,422	3	2.5	\$ 1,775.00	\$21,300.0
2930	Tot		\$3,570.00	\$42,840.0
Income & Expenses		% of Gross	Monthly \$	Yearly \$
Gross Scheduled Income		Sch. Income	\$3,570.00	\$42,840.00
(-) Vacancy/Credit Loss	L	5.00%	(\$178.50)	(\$2,142.00
(=) Expected Rental Income	-	95.00%	\$3,391.50	\$40,698.00
(+) Ancillary Income	-	0.00%	\$0.00	\$0.00
	-		·	
(=) Gross Operating Income	=	95.00%	\$3,391.50	\$40,698.00
Estimated Taxes for Tax Year*	-	21.73%	\$775.89	\$9,310.68
Estimated Insurance	-	2.04%	\$72.92	\$875.00
Management Fee	-	5.00%	\$169.58	\$2,034.90
Maintenance & Repairs	_	0.00%	\$0.00	\$0.00
Utilities (Paid By Owner)	_	0.00%	\$0.00	\$0.00
Other Operating Expenses H.O.A. fee	_	1.40%	\$50.00	\$600.00
Gross Operating Expenses (-)		29.93%	\$1,068.38	\$12,820.58
Net Operating Income(=)		65.07%	\$2,323.12	\$27,877.42
		Information		
	Sales Price:	\$444,000.00		
Percent Down:	25.00%		Down Payment	
	New Loan:	\$333,000.00		
	Interest Rate:	4.00%		
	nortized Over:	30	years	<b></b>
- New Debt S		Payment (P&I):		\$19,077.52
	Cash Flow B	efore Taxes (=)		\$8,799.90
Financial Ratios			Features	
-			5% management fee based upon improve	
			2019 taxes will be les	
	value only.			
Cash on Cash: 7.93%	,			
(Cash Flow/Down Payment)				
Debt Coverage Ratio: 1.46				
(Net Operating Income/Debt Service)				
	ittle, Broker/Ow 2.243.769		Value Builders,	Inc.
Cell 512.293.4	212	Value Buil		
Uell 512.293.4	010	value Bull	der's Quality New (	Jonstruction

Austin Lone Star Realty, LLC Information deemed reliable but not guaranteed, subject to prior sale, correction or withdrawal without notice. Market circumstances may change.

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Parkwest Su	3004	<ul> <li>Rents of \$1</li> <li>Plan</li> <li>oe, Tx</li> </ul>	1695 & \$1675	
<b>• -</b>		t Mix		
Sq. Ft.	Bedrooms	Baths	Monthly Rent	Annual Rent
1,548 1,456	3	2.5 2.5	\$ 1,695.00 \$ 1,675.00	\$20,340.0 \$20,100.0
3004		tals	\$3,370.00	\$20,100.0
	10	% of Gross	•	
Income & Expenses			Monthly \$	Yearly \$
Gross Scheduled Income		Sch. Income	\$3,370.00	\$40,440.00
(-) Vacancy/Credit Loss	_	5.00%	(\$168.50)	(\$2,022.00
(=) Expected Rental Income	_	95.00%	\$3,201.50	\$38,418.00
(+) Ancillary Income		0.00%	\$0.00	\$0.00
(=) Gross Operating Income		95.00%	\$3,201.50	\$38,418.00
Estimated Taxes for Tax Year	-	23.02%	\$775.89	\$9,310.68
Estimated Insurance *	-	2.16%	\$72.92	\$875.00
Management Fee		5.00%	\$160.08	\$1,920.90
Maintenance & Repairs	-	0.00%	\$0.00	\$0.00
Utilities (Paid By Owner)	-	0.00%	\$0.00	\$0.00
Other Operating Expenses H.O.A. fee	-	1.48%	\$50.00	\$600.00
Gross Operating Expenses (-)	-	31.42%	\$1,058.88	\$12,706.58
Net Operating Income(=)		63.58%	\$2,142.62	\$25,711.42
	Purchase	Information	<b>*</b> =,::=: <b>•</b> =	<b>+_0</b> ,
	Sales Price:	\$444,000.00		
Percent Down:	25.00%		Down Payment	
	New Loan:	\$333,000.00	- /	
	Interest Rate:	4.00%		
Δn	nortized Over:	30	years	
		Payment (P&I):		\$19,077.52
	-	efore Taxes (=)		\$6,633.90
Financial Ratios		( )	Features	+-,
	PROFESSIONA	LLY MANAGED	5% management fee	е
(Net Operating Income/Sales Price)	*Estimated taxes	s for 2020 will be	based upon improve	ed assessment
Gross Rent Multiplier: 10.98	which includes b	ouilding and lot. 2	2019 taxes will be les	s than \$300 for lot
· · · · · · · · · · · · · · · · · · ·	value only.			
Cash on Cash: <u>5.98%</u>				
(Cash Flow/Down Payment)				
Debt Coverage Ratio: 1.35				
	Broker/Owner 243.7696		Jue Builders, Inc.	
Cell 512.293.4313	Value Build	ler's Quality	New Construct	ion

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	-	COME ANAI		
Parkwest Si	3004	- Rents of \$17 - Plan oe, Tx	795 & \$1775	
Sq. Ft.	Bedrooms	t Mix Baths	Monthly Rent	Annual Rent
1,548	3	2.5	\$ 1,795.00	\$21,540.00
1,456	3	2.5	<b>\$</b> 1,75.00	\$21,300.00
3004	-	tals	\$3,570.00	\$42,840.00
Income & Expenses		% of Gross	Monthly \$	Yearly \$
Gross Scheduled Income		Sch. Income	\$3,570.00	\$42,840.00
(-) Vacancy/Credit Loss	L	5.00%	(\$178.50)	(\$2,142.00)
(=) Expected Rental Income	-	95.00%	\$3,391.50	\$40,698.00
(+) Ancillary Income	-	0.00%	\$0.00	\$0.00
(+) Ancinary income (=) Gross Operating Income		95.00%	\$3,391.50	\$0.00 \$40,698.00
Estimated Taxes for Tax Year *	-	21.73%	\$775.89	\$9,310.68
Estimated Insurance	-	2.04%	\$72.92	\$875.00
Management Fee		5.00%	\$169.58	\$2,034.90
Maintenance & Repairs	-	0.00%	\$0.00	\$0.00
Utilities (Paid By Owner)	-	0.00%	\$0.00	\$0.00
Other Operating Expenses H.O.A. fee	-	1.40%	\$50.00	\$600.00
Gross Operating Expenses (-)	-	<b>29.93%</b>	\$1,068.38	\$12,820.58
Net Operating Income(=)		65.07%	\$2,323.12	\$27,877.42
	Purchase	Information	<b>+</b> -, <b>-</b>	<i> </i>
	Sales Price:	\$444,000.00		
Percent Down:	25.00%		Down Payment	
	New Loan:	\$333,000.00		
	Interest Rate:	4.00%		
	nortized Over:	30	years	
- New Debt S	ervice Monthly	Payment (P&I):	\$1,589.79	\$19,077.52
	Cash Flow B	efore Taxes (=)	\$733.33	\$8,799.90
Financial Ratios			Features	
			5% management fee	
			based upon improve 019 taxes will be les	
-	value only.			5 than \$500 for lot
Cash on Cash: 7.93%				
(Cash Flow/Down Payment)				
Debt Coverage Ratio: 1.46				
(Net Operating Income/Debt Service)				
	Broker/Owner 243.7696	Ual	ne Builders, Inc.	
Cell 512.293.4313	Value Build		New Constructi	ion

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