

Financial Information		
Purchase Price		\$444,000.00
Down Payment	25%	111,000.00
1st LTV	75%	333,000.00
Amortization Term (years)	30	
Mortgage Rate - Payment	4.50%	1,687.26
Property Taxes	2.34%	796.54
Insurance		72.90
HOA & Maintenance Fees		50.00
Leasing Fees	0%	0.00
Property Management	5%	173.75
Water / Sewer		
Total Monthly Expenses		\$2,780.45
	<i>Low</i>	<i>High</i>
Rent Range (per building)	3,475	3,545
Cash Flow	\$694.55	\$764.55

Annualized		
Cash ROI	\$9,174.62	8.3%
Principal Reduction	5,262.14	4.7%
Tax Reduction	3,021.98	2.7%
Appreciation	8,880.00	8.0%
Total ROI	26,338.74	23.7%

Financial Indicators	
Debt Coverage Ratio:	1.45
Annual Gross Rent Multiplier:	10.4
Capitalization Rate:	6.6%

Appreciation Rate:	Vacancy	Income	Sales Cost	Maintenance
	Losses	Growth		
2%	5%	3%	6%	1%

Annual Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operating Income	42,540.00	43,816.20	45,130.69	46,484.61	47,879.14	49,315.52	50,794.98	52,318.83	53,888.40	55,505.05
(-) Vacancy/Maintenance	2,127.00	2,409.89	2,482.19	2,556.65	2,633.35	2,712.35	2,793.72	2,877.54	2,963.86	3,052.78
(-) Expenses	13,118.23	13,118.23	13,118.23	13,118.23	13,118.23	13,118.23	13,118.23	13,118.23	13,118.23	13,118.23
(-) Mortgage Payments	20,247.14	20,247.14	20,247.14	20,247.14	20,247.14	20,247.14	20,247.14	20,247.14	20,247.14	20,247.14
Cash Flow	7,047.62	8,040.93	9,283.12	10,562.58	11,880.41	13,237.79	14,635.88	16,075.92	17,559.16	19,086.90
(+) Principal Reduction	5,262.14	5,498.94	5,746.39	6,004.98	6,275.21	6,557.59	6,852.68	7,161.05	7,483.30	7,820.05
Loan Balance	327,737.86	322,238.91	316,492.52	310,487.54	304,212.33	297,654.74	290,802.06	283,641.01	276,157.71	268,337.66
Market Value	444,000.00	452,880.00	461,937.60	471,176.35	480,599.88	490,211.88	500,016.11	510,016.44	520,216.77	530,621.10
(+) Appreciation	8,880.00	9,057.60	9,238.75	9,423.53	9,612.00	9,804.24	10,000.32	10,200.33	10,404.34	10,612.42
Cash on Cash Return	6.35%	7.24%	8.36%	9.52%	10.70%	11.93%	13.19%	14.48%	15.82%	17.20%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	116,262	130,641	145,445	160,689	176,388	192,557	209,214	226,375	244,059	262,283
(-) Closing Cost	26,640	27,173	27,716	28,271	28,836	29,413	30,001	30,601	31,213	31,837
Proceeds After Sale	89,622	103,468	117,729	132,418	147,552	163,144	179,213	195,774	212,846	230,446
(+) Cum. Cash Flow	7,048	15,089	24,372	34,934	46,815	60,052	74,688	90,764	108,323	127,410
(-) Initial Cash Invest	111,000	111,000	111,000	111,000	111,000	111,000	111,000	111,000	111,000	111,000
Net Profit	(14,330.23)	7,556.84	31,100.50	56,352.49	83,366.22	112,196.88	142,901.43	175,538.70	210,169.47	246,856.49
Return on Investment	-12.9%	6.8%	28.0%	50.8%	75.1%	101.1%	128.7%	158.1%	189.3%	222.4%



Parkwest Duplex
\$444,000
2930 & 3004 Floor Plans



New Construction 2 story duplex
Distinctive Upscale Features
New 2 story plans have large living rooms and master bedrooms
3 bedrooms, 2 1/2 baths & 2 car garages each side
Gourmet kitchen with kitchen island with breakfast area
Granite kitchen countertops & tile backsplash
Cultured marble square vanity sinks
Walk-in tiled shower in master bath
Wood-look tile floors with carpet in bedrooms
Private covered back porches
High ceilings throughout
Sod and landscaping in front and back yards with sprinkler systems
Rents are \$1750 & \$1795
Property management in place
Estimated completion is Fall 2019
Located in one of the fastest growing cities in the US
Easy Access to Houston and major employers
Only 4.5 miles to new SHSU Medical School - opening Fall 2020

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Financial Information		
Purchase Price		\$432,300.00
Down Payment	25%	108,075.00
1st LTV	75%	324,225.00
Amortization Term (years)	30	
Mortgage Rate - Payment	4.50%	1,642.80
Property Taxes	2.34%	775.55
Insurance		72.90
HOA & Maintenance Fees		50.00
Leasing Fees	0%	0.00
Property Management	5%	172.25
Water / Sewer		
Total Monthly Expenses		\$2,713.50
	<i>Low</i>	<i>High</i>
Rent Range (per building)	3,445	3,545
Cash Flow	\$731.50	\$831.50

Annualized		
Cash ROI	\$9,978.04	9.2%
Principal Reduction	5,123.48	4.7%
Tax Reduction	2,942.34	2.7%
Appreciation	8,646.00	8.0%
Total ROI	26,689.86	24.7%

Financial Indicators	
Debt Coverage Ratio:	1.51
Annual Gross Rent Multiplier:	10.2
Capitalization Rate:	6.9%

Appreciation Rate:	Vacancy Losses	Income Growth	Sales Cost	Maintenance
2%	5%	3%	6%	1%

Annual Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operating Income	42,540.00	43,816.20	45,130.69	46,484.61	47,879.14	49,315.52	50,794.98	52,318.83	53,888.40	55,505.05
(-) Vacancy/Maintenance	2,127.00	2,409.89	2,482.19	2,556.65	2,633.35	2,712.35	2,793.72	2,877.54	2,963.86	3,052.78
(-) Expenses	12,848.35	12,848.35	12,848.35	12,848.35	12,848.35	12,848.35	12,848.35	12,848.35	12,848.35	12,848.35
(-) Mortgage Payments	19,713.61	19,713.61	19,713.61	19,713.61	19,713.61	19,713.61	19,713.61	19,713.61	19,713.61	19,713.61
Cash Flow	7,851.04	8,844.35	10,086.54	11,365.99	12,683.83	14,041.21	15,439.30	16,879.34	18,362.58	19,890.31
(+) Principal Reduction	5,123.48	5,354.04	5,594.97	5,846.74	6,109.85	6,384.79	6,672.10	6,972.35	7,286.10	7,613.98
Loan Balance	319,101.52	313,747.48	308,152.51	302,305.77	296,195.93	289,811.14	283,139.03	276,166.68	268,880.58	261,266.60
Market Value	432,300.00	440,946.00	449,764.92	458,760.22	467,935.42	477,294.13	486,840.01	496,576.81	506,508.35	516,638.52
(+) Appreciation	8,646.00	8,818.92	8,995.30	9,175.20	9,358.71	9,545.88	9,736.80	9,931.54	10,130.17	10,332.77
Cash on Cash Return	7.26%	8.18%	9.33%	10.52%	11.74%	12.99%	14.29%	15.62%	16.99%	18.40%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	113,198	127,199	141,612	156,454	171,739	187,483	203,701	220,410	237,628	255,372
(-) Closing Cost	25,938	26,457	26,986	27,526	28,076	28,638	29,210	29,795	30,391	30,998
Proceeds After Sale	87,260	100,742	114,627	128,929	143,663	158,845	174,491	190,616	207,237	224,374
(+) Cum. Cash Flow	7,851	16,695	26,782	38,148	50,832	64,873	80,312	97,192	115,554	135,444
(-) Initial Cash Invest	108,075	108,075	108,075	108,075	108,075	108,075	108,075	108,075	108,075	108,075
Net Profit	(12,963.48)	9,362.15	33,333.44	59,001.75	86,420.12	115,643.31	146,727.84	179,732.12	214,716.45	251,743.10
Return on Investment	-12.0%	8.7%	30.8%	54.6%	80.0%	107.0%	135.8%	166.3%	198.7%	232.9%



Parkwest Duplex
\$432,300
3002 Floor Plan



New Construction 2 story duplex
 Distinctive Upscale Features
 New 2 story plans have large living rooms and master bedrooms
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 Cultured marble square vanity sinks
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