



**Heritage Hill Estates
\$440,000 - Duplex
2662 Sq Ft One Story**



1.5 miles from new \$600 million Google Data Center

- New Construction 1 story duplex
- Distinctive Upscale Features
- 3 bedrooms, 2 baths & 2 car garages each side
- Gourmet kitchen with kitchen island & breakfast area
- Granite kitchen countertops & tile backsplash
- Walk-in shower in primary bath
- Wood-look luxury vinyl plankboard floors with carpet in bedrooms
- Sod in front & back yards with sprinkler systems
- Rents are projected at \$1695 per side
- Property management in place
- Estimated completion is June 2021
- Children attend Midlothian ISD

Financial Information		
Purchase Price		\$440,000.00
Down Payment	25%	\$110,000.00
1st LTV	75%	\$330,000.00
Amortization Term (years)	30	
Mortgage Rate - Payment * 2 Pts	3.25%	\$1,436.18
Property Taxes	2.90%	\$978.27
Insurance		\$69.00
HOA Fees		\$62.50
Leasing Fees	0%	\$0.00
Property Management	5%	\$169.50
Water / Sewer		
Total Monthly Expenses		\$2,715.45
	Low	High
Rent Range (per building)	\$3,390	\$3,390
Cash Flow	\$674.55	\$674.55

Annualized		
Cash ROI	\$8,094.63	7.4%
Principal Reduction	6,509.17	5.9%
Tax Reduction	2,994.75	2.7%
Appreciation	8,800.00	8.0%
Total ROI	26,398.55	24.0%

Financial Indicators	
Debt Coverage Ratio:	1.47
Annual Gross Rent Multiplier:	10.8
Capitalization Rate:	5.8%

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	40,680.00	41,900.40	43,157.41	44,452.13	45,785.70	47,159.27	48,574.05	50,031.27	51,532.21	53,078.17
(-) Vacancy/Maintenance	2,034.00	2,304.52	2,373.66	2,444.87	2,518.21	2,593.76	2,671.57	2,751.72	2,834.27	2,919.30
(-) Expenses	15,351.20	15,351.20	15,351.20	15,351.20	15,351.20	15,351.20	15,351.20	15,351.20	15,351.20	15,351.20
(-) Mortgage Payments	17,234.17	17,234.17	17,234.17	17,234.17	17,234.17	17,234.17	17,234.17	17,234.17	17,234.17	17,234.17
Cash Flow	6,060.63	7,010.51	8,198.38	9,421.90	10,682.11	11,980.14	13,317.10	14,694.18	16,112.57	17,573.50
(+) Principal Reduction	6,509.17	6,720.72	6,939.14	7,164.66	7,397.52	7,637.93	7,886.17	8,142.47	8,407.10	8,680.33
Loan Balance	323,490.83	316,770.11	309,830.97	302,666.31	295,268.79	287,630.86	279,744.69	271,602.22	263,195.12	254,514.79
Market Value	440,000.00	448,800.00	457,776.00	466,931.52	476,270.15	485,795.55	495,511.46	505,421.69	515,530.13	525,840.73
(+) Appreciation	8,800.00	8,976.00	9,155.52	9,338.63	9,525.40	9,715.91	9,910.23	10,108.43	10,310.60	10,516.81
Cash on Cash Return	5.51%	6.37%	7.45%	8.57%	9.71%	10.89%	12.11%	13.36%	14.65%	15.98%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	116,509	132,030	147,945	164,265	181,001	198,165	215,767	233,819	252,335	271,326
(-) Closing Cost	26,400	26,928	27,467	28,016	28,576	29,148	29,731	30,325	30,932	31,550
Proceeds After Sale	90,109	105,102	120,478	136,249	152,425	169,017	186,036	203,494	221,403	239,775
(+) Cum. Cash Flow	6,061	13,071	21,270	30,691	41,374	53,354	66,671	81,365	97,478	115,051
(-) Initial Cash Invest	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000
Net Profit	(13,830.20)	8,173.03	31,747.99	56,940.74	83,798.68	112,370.64	142,706.86	174,859.13	208,880.72	244,826.52
Return on Investment	-12.6%	7.4%	28.9%	51.8%	76.2%	102.2%	129.7%	159.0%	189.9%	222.6%

Austin Lone Star Realty, LLC

Information deemed reliable but not guaranteed,
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Market circumstances may change.