

Property Address: 7803 Glass- 4410 Tampico Houston, TX. 77016
Investor Name: \$ -

PROPERTY INFORMATION TABLE

| | | | |
|------------------------------|----|-----------|-----|
| Purchase Price | \$ | 1,300,000 | |
| rehab (capital improvements) | \$ | 21,000 | |
| Closing Costs | \$ | 12,000 | |
| Total Investment | \$ | 1,333,000 | |
| Mortgage | \$ | 1,040,000 | 80% |
| Cash Invested | \$ | 293,000 | |

| | | | |
|----------------|----|--------|----|
| Rent | \$ | 18,850 | |
| Management Fee | | | 6% |

CASHFLOW CALCULATION TABLE

| | | | | |
|-------------------------------|----|---------|-----------------------|--------|
| Potential Gross Income | \$ | 226,200 | Gross Yield | 16.97% |
| - Vacancy & Bad Debt | \$ | 18,096 | Gross Rent Multiplier | 5.89 |
| Effective Gross Rental Income | \$ | 208,104 | | |
| Laundry | \$ | 4,200 | | |
| Laundry (2nd connection) | \$ | 4,200 | | |
| Effective Gross Income | \$ | 216,504 | | |

Operating Expenses

| | | |
|-----------------------------|----|--------|
| Property Taxes | \$ | 27,214 |
| Insurance | \$ | 8,199 |
| Maintenance & repairs | \$ | 20,810 |
| Management Fees | \$ | 12,486 |
| HOA Fees | \$ | - |
| Other Expenses | \$ | 16,377 |
| Subtotal Operating Expenses | \$ | 85,087 |

| | | | | |
|-----------------------------|----|-----------|--------------------------------|-------------|
| Net Operating Income | \$ | 131,417 | Cap Rate | 9.86% |
| Less Debt Service | \$ | 66,995 | | |
| Before Tax Cash Flow | | 64,422.02 | Cash on Cash | 21.99% |
| Less taxes or (Tax Savings) | | 5,832.36 | Tax if sold stock after 1 year | \$16,105.51 |
| After Tax Cash Flow | | 58,589.66 | | 48,316.52 |

Taxable Income Calculation

| | | |
|--------------------------|----|----------|
| NOI | \$ | 131,417 |
| less mortgage interest | \$ | 51,652 |
| less depreciation | \$ | 48,036 |
| Taxable Income or (loss) | \$ | 31,729 |
| Investor Tax Bracket | | 25% |
| Taxes or (Tax Savings) | \$ | 7,932.36 |

