| Froperty Address. | 7803 Glass- 4410 Tampico Houston, TX. 77010 | | | | | | | |
|-------------------------------|---|-----------|--------------------------------|-------------|--|--|--|--|
| Investor Name: | stor 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 | 30/0 | | | | | |
| 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 | Gross Refit Waterplier | 3.03 | | | | |
| 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 | | 101 117 | | | | | | |
| 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 | | | | | | |

7803 Glass- 4410 Tampico Houston, TX. 77016

Property Address:

| Unit Name | Status | Bed | Bath | End Date | Current Rent | Expected Rent from vacants | Security deposit collected | Est Make Ready Cost for vacants | Pro-Forma Rent |
|-------------------------|----------------|-----|------|------------|--------------|----------------------------|----------------------------|---------------------------------|----------------|
| 4402 Tampico St | vacant | 2 | 1 | | | \$750 | | \$2,300 | \$750 |
| 4404 Tampico St | vacant | 2 | 1 | | | \$750 | | \$2,300 | \$750 |
| 4406 Tampico St | occupied | 2 | 1 | 9/30/2017 | \$600 | | \$200 | | \$750 |
| 4408 Tampico St | vacant- Listed | 2 | 1 | | | \$750 | | | \$750 |
| 4410 Tampico St | vacant | 2 | 1 | | | \$750 | | \$2,300 | \$750 |
| 4412 Tampico St | occupied | 2 | 1 | 5/31/2020 | \$750 | | \$500 | | \$750 |
| 7803 Glass St | occupied | 2 | 1 | 6/30/2021 | \$650 | | \$500 | | \$750 |
| 7805 Glass St | occupied | 2 | 1 | 9/30/2017 | \$600 | | \$200 | | \$750 |
| 7807 Glass St | vacant | 2 | 1 | | | \$750 | | \$2,340 | |
| 7808 Glass St | occupied | 2 | 1 | 9/30/2017 | \$600 | | \$200 | | \$750 |
| 7809 Glass St | occupied | 2 | 1 | 7/31/2009 | \$600 | | \$200 | | \$750 |
| 7810 Glass St | occupied | 2 | 1 | 6/30/2021 | \$750 | | \$500 | | \$750 |
| 7811 Glass St | vacant | 2 | 1 | | | \$750 | | \$1,905 | |
| 7812 Glass St | occupied | 2 | 1 | 1/31/2021 | \$750 | | \$750 | | \$750 |
| 7813 Glass St | occupied | 2 | 1 | 11/30/2020 | \$750 | | \$750 | | \$750 |
| 7814 Glass St | occupied | 2 | . 1 | 7/31/2020 | \$575 | | \$300 | | \$750 |
| 7815 Glass St | vacant | 2 | 1 | | | \$750 | | \$2,860 | \$750 |
| 7816 Glass St | occupied | 2 | 1 | 9/30/2020 | \$775 | | \$750 | | \$750 |
| 7817 Glass St | occupied | 2 | 1 | 1/31/2021 | \$750 | | \$750 | | \$750 |
| 7818 Glass St | occupied | 2 | 1 | 5/31/2014 | \$600 | | \$75 | | \$750 |
| 7819 Glass St | occupied | 2 | . 1 | 1/31/2021 | \$750 | | \$750 | | \$750 |
| 7820 Glass St 3/1 | vacant | 3 | 1 | | | \$850 | | \$2,218 | |
| 7821 Glass St | occupied | 2 | 1 | 7/31/2021 | \$625 | | \$625 | | \$750 |
| 7823 Glass St | occupied | 2 | 1 | 5/31/2014 | \$625 | | \$75 | | \$750 |
| 7825 Glass St | vacant | 2 | 1 | | | \$750 | | \$1,975 | \$750 |
| Totals | | | | | \$10,750 | \$8,350 | \$7,125 | \$18,198 | \$18,850 |
| | | | | | | | | | |
| Gross potential rent: | \$17,600 | | | | | | | | |
| Pro-Forma Monthly Rent: | 18,850 | | | | | · | | · | |