

2213 Melbourne St.

# INVESTOR GUIDE.



“2213 Melbourne Street in Houston, TX 77026 offers an ideal opportunity for **first-time buyers** seeking to offset their mortgage expenses or **investors** looking to generate steady cash flow.

With its strategic location and potential for rental income, this property presents a promising investment opportunity in the Houston real estate market.”

Geron Fuller,  
Realtor

Kelli Chan,  
Realtor



# cash in on your investing goals.



Unit	Montly Rent
Main Home	est. \$1,650
Guest Home	est. \$1,000



Housing Type	Down Payment	Payment	After Rent
Investment	15% down min.	\$2430	\$220 in rental income
Primary	0% down min.	starting at \$2884	\$1844 due after rental income

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**First-time buyers and investors,  
2213 Melbourne Street allows for passive  
income.**

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# Supercharge Your Savings: Grab a 2% Discount on Mortgage Rates

With the temporary Buydown, you can reap the benefits of a payment rate 2% lower than the note rate for the first year of your loan and by 1% lower than the note rate in the second year.

Unlock Your Dream Home with 2213 Melbourne Street.  
**Get up to \$7,000 credit towards a 2/1 buy down or closing costs.**  
(average cost of a 2/1 buy down at \$275K is roughly \$7,000.)

## Example 2/1 buy down for 2213 Melbourne St.

Year	Interest Rate	Monthly Payment
1	4.99%	\$2,509
2	5.99%	\$2,718
3-30	6.99%	\$2,938

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Create More Affordability In Your Mortgage Payment with our Buydown Program.  
Call today for more information.

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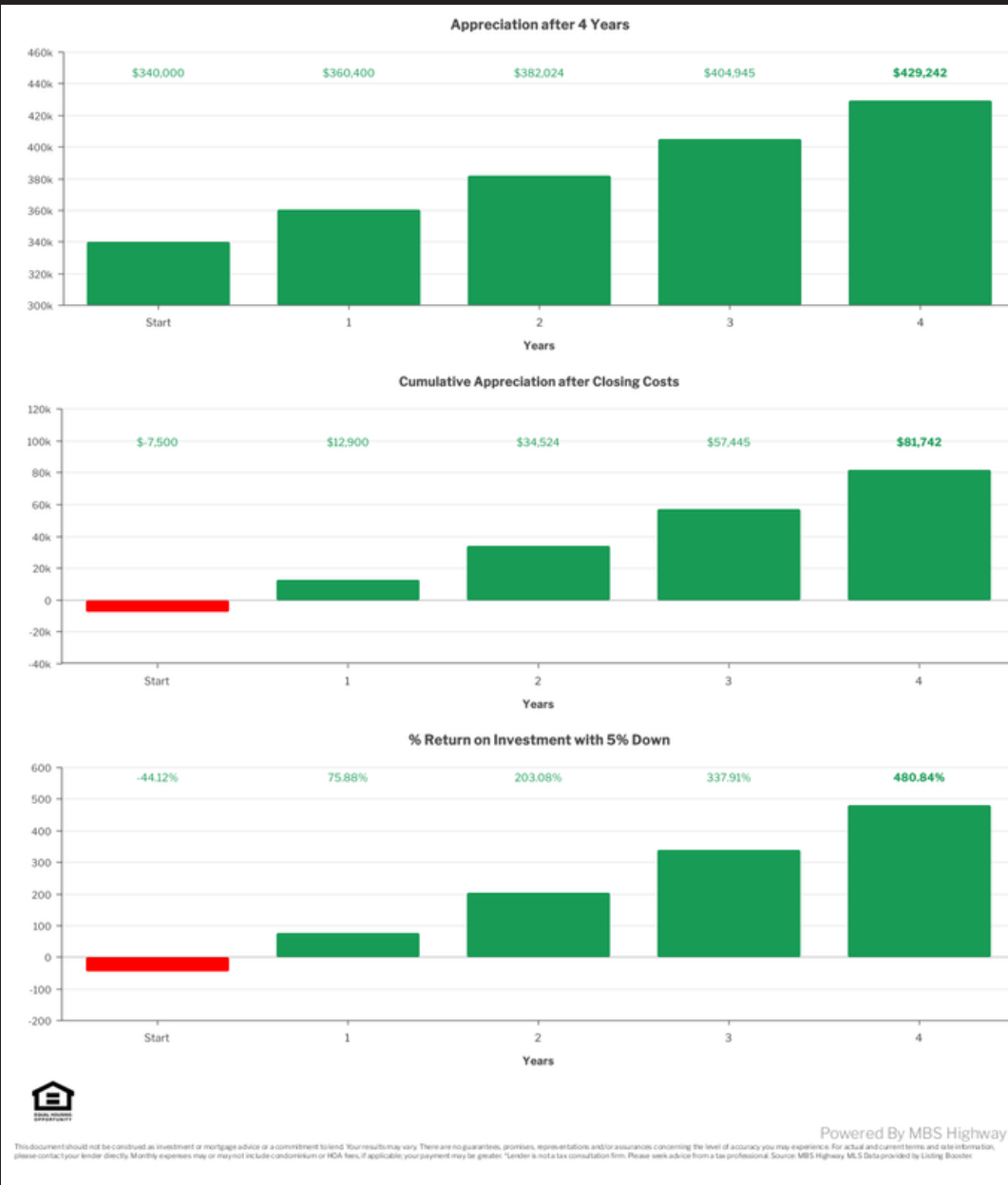
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THE MORTGAGE COLLECTIVE



# 2213 Melbourne Street Projected Equity Gains



First-time buyers and investors,  
2213 Melbourne Street anticipated equity  
 gains make it an appealing choice.

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# Rent VS. Own

## Buy vs Rent Comparison (Year 9)

\$340,000 Purchase price | 77026, Harris, TX ZIP Code, County, State



<b>Appreciation Gain</b> Forecasted App. (Avg/Yr): 2.74% Est. Value After 9 Years: \$433,726	<b>\$93,726</b>	<b>Amortization Gain</b> Original Loan Amount: \$306,000 Remaining Principal: \$271,121	<b>\$34,879</b>	<b>Tax Benefit Over Renting†</b> Standard Deduction is \$29,200 for 22% Tax Bracket After 9 Years	<b>\$0</b>
<b>Cashflow Difference</b>	<b>-\$38,316</b>	<b>Purchase Closing Cost</b>	<b>-\$6,800</b>	<b>Cost To Sell Est. 6%</b>	<b>-\$26,024</b>

**YEAR 9**

Total Renting  
**\$275,580**  
Annual Rental Increase: 3.000%

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Total Buying  
**\$313,896**  
Interest Rate: 7.500%  
APR: 7.775%\*

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Est. Cashflow Difference  
**-\$38,316**



	YEAR 1		YEAR 5		YEAR 9	
	Buying	Renting	Buying	Renting	Buying	Renting
Principal/Rent	\$ 243	\$ 2,228	\$ 328	\$ 2,507	\$ 442	\$ 2,822
Interest	\$ 1,896	-	\$ 1,812	-	\$ 1,697	-
Prop. Tax, Ins., Maint. & Repairs	\$ 735	\$ 33	\$ 766	\$ 37	\$ 800	\$ 42
<b>Estimated Expenses</b>	<b>\$ 2,875</b>	<b>\$ 2,261</b>	<b>\$ 2,906</b>	<b>\$ 2,544</b>	<b>\$ 2,940</b>	<b>\$ 2,864</b>

Gain equity, potential appreciation, and community ties. Renting lacks financial benefits and control. Choose wisely, secure your future at 2213 Melbourne Street.

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