

Baldcypress  
 13437 Baldcypress  
 Dallas, TX 75253  
 WATCH THIS HOUSE PERFORM! LEASES FOR \$1200!



Square Feet	1,475
Purchase Price	\$110,000
Initial Market Value	\$129,000
Downpayment	\$11,000
Loan Origination Fees	\$990
Depreciable Closing Costs	\$3,300
Other Closing Costs	\$0
<b>Initial Cash Invested</b>	<b>\$15,290</b>
Cost per Square Foot	\$75
Monthly Rent per Square Foot	\$0.81

Income	Monthly	Annual
Gross Rent	\$1,200	\$14,400
Vacancy Losses	(\$36)	(\$432)
<b>Operating Income</b>	<b>\$1,164</b>	<b>\$13,968</b>

Expenses	Monthly	Annual
Property Taxes	(\$231)	(\$2,772)
Insurance	(\$64)	(\$770)
Management Fees	\$0	\$0
Leasing/Advertising Fees	(\$42)	(\$500)
Association Fees	\$0	\$0
Maintenance	\$0	\$0
Other	\$0	\$0
<b>Operating Expenses</b>	<b>(\$337)</b>	<b>(\$4,042)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$827</b>	<b>\$9,926</b>
- Mortgage Payments	(\$659)	(\$7,904)
<b>= Cash Flow</b>	<b>\$169</b>	<b>\$2,022</b>
+ Principal Reduction	\$84	\$1,006
+ First-Year Appreciation	\$2,121	\$25,450
<b>= Gross Equity Income</b>	<b>\$2,373</b>	<b>\$28,478</b>
+ Tax Savings	\$8	\$100
<b>= GEI w/Tax Savings</b>	<b>\$2,382</b>	<b>\$28,578</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	90%	0%
Loan Amount	\$99,000	\$0
Monthly Payment	\$658.65	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.26
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	92
Capitalization Rate	7.7%
Cash on Cash Return	13%
<b>Total Return on Investment</b>	<b>186%</b>
<b>Total ROI with Tax Savings</b>	<b>187%</b>

Assumptions	
Real Estate Appreciation Rate	5%
Vacancy Rate	3%
Management Fee	0%
Maintenance Percentage	0%

### Comments

Picture shown was taken prior to any improvements being made to the property.

PROPERTY COMES WITH 1 YEAR ZERO DEDUCTIBLE WARRANTY!

PROPERTY COMES WITH ONE YEAR FREE PROPERTY

MANAGEMENT!

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.

