

W. Maple  
16521 West Maple St  
Houston, TX 77083  
GREAT DEAL!



Square Feet	2,727
Purchase Price	\$123,000
Initial Market Value	\$147,000
Downpayment	\$12,300
Loan Origination Fees	\$1,107
Depreciable Closing Costs	\$3,690
Other Closing Costs	\$0
<b>Initial Cash Invested</b>	<b>\$17,097</b>
Cost per Square Foot	\$45
Monthly Rent per Square Foot	\$0.51

Income	Monthly	Annual
Gross Rent	\$1,400	\$16,800
Vacancy Losses	(\$56)	(\$672)
<b>Operating Income</b>	<b>\$1,344</b>	<b>\$16,128</b>

Expenses	Monthly	Annual
Property Taxes	(\$390)	(\$4,674)
Insurance	(\$77)	(\$923)
Management Fees	(\$108)	(\$1,290)
Leasing/Advertising Fees	\$0	\$0
Association Fees	(\$20)	(\$240)
Maintenance	(\$28)	(\$336)
Other	\$0	\$0
<b>Operating Expenses</b>	<b>(\$622)</b>	<b>(\$7,463)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$722</b>	<b>\$8,665</b>
- Mortgage Payments	(\$736)	(\$8,838)
<b>= Cash Flow</b>	<b>(\$14)</b>	<b>(\$173)</b>
+ Principal Reduction	\$94	\$1,125
+ First-Year Appreciation	\$2,735	\$32,820
<b>= Gross Equity Income</b>	<b>\$2,814</b>	<b>\$33,772</b>
+ Tax Savings	\$79	\$947
<b>= GEI w/Tax Savings</b>	<b>\$2,893</b>	<b>\$34,719</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	90%	0%
Loan Amount	\$110,700	\$0
Monthly Payment	\$736.49	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	0.98
Annual Gross Rent Multiplier	7
Monthly Gross Rent Multiplier	88
Capitalization Rate	5.9%
Cash on Cash Return	-1%
<b>Total Return on Investment</b>	<b>198%</b>
<b>Total ROI with Tax Savings</b>	<b>203%</b>

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	4%
Management Fee	8%
Maintenance Percentage	2%

Comments
Completely rent ready

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