

PROFORMA INCOME ANALYSIS

Parkwest Subdivision
2662 Plan
Conroe, Tx

Unit Mix				
Sq. Ft.	Bedrooms	Baths	Monthly Rent	Annual Rent
1,362	3	2.0	\$ 1,795.00	\$21,540.00
1,300	3	2.0	\$ 1,750.00	\$21,000.00
2662	Totals		\$3,545.00	\$42,540.00

Income & Expenses	% of Gross	Monthly \$	Yearly \$
Gross Scheduled Income	Sch. Income	\$3,545.00	\$42,540.00
(-) Vacancy/Credit Loss	5.00%	(\$177.25)	(\$2,127.00)
(=) Expected Rental Income	95.00%	\$3,367.75	\$40,413.00
(+) Ancillary Income	0.00%	\$0.00	\$0.00
(=) Gross Operating Income	95.00%	\$3,367.75	\$40,413.00
Estimated Taxes for Tax Year	19.48%	\$690.42	\$8,285.00
Estimated Insurance	2.35%	\$83.33	\$1,000.00
Management Fee	5.00%	\$168.39	\$2,020.65
Maintenance & Repairs	0.00%	\$0.00	\$0.00
Utilities (Paid By Owner)	0.00%	\$0.00	\$0.00
Other Operating Expenses H.O.A. fee	1.41%	\$50.00	\$600.00
Gross Operating Expenses (-)	27.99%	\$992.14	\$11,905.65
Net Operating Income(=)	67.01%	\$2,375.61	\$28,507.35

Purchase Information

Sales Price:	\$455,533.00	
Percent Down:	27.00%	Down Payment
	\$122,993.91	
New Loan:	\$332,539.09	
Interest Rate:	5.50%	
Amortized Over:	30	years
- New Debt Service Monthly Payment (P&I):	\$1,888.12	\$22,657.44
Cash Flow Before Taxes (=)	\$487.49	\$5,849.91

Financial Ratios

Cap Rate:	6.26%
(Net Operating Income/Sales Price)	
Gross Rent Multiplier:	10.71
(Sales Price/Gross Scheduled Income)	
Cash on Cash:	4.76%
(Cash Flow/Down Payment)	
Debt Coverage Ratio:	1.26
(Net Operating Income/Debt Service)	

Features

PROFESSIONALLY MANAGED 5% management fee & 65% lease up fees



Sean Little, Broker/Owner
512.243.7696



Cell 512.293.4313

Value Builder's Quality New Construction

Austin Lone Star Realty, LLC