



Property Information			Financing and Rent Roll				Summary of Returns		
Property Name	113-119 Creekside Villa Dr	Loan Amount	60% LTV	\$	359,940	Total Capital Invested	\$	250,758	
City State Zip	Kyle	Interest Rate			5.50%	Year 1 - Cashflow	\$	(413)	
Year Built	2014	Amortization			360 Months	Year 1 - Principal Paydown	\$	4,849	
Number of Units	2	Monthly Payment			\$2,044	Year 1 - Appreciation	\$	35,994	
Asking Price	\$ 619,900	Mortgage Insurance			\$0	Year 1 - Depreciation	\$	18,542	
Purchase Price	\$ 599,900	Interest Only Period			0 Months				
Gross Rentable SF	2,532	Loan Costs			3.00%				
Year 0 (Going In) Cap Rate	0.00%								
Year 1 Cap Rate	4.02%	Rent Roll				Levered IRR		11.67%	
Appreciation Rate	6.00%	Unit Type	Number of Units	Size (SF)	Current Rent/Mo	Market Rent/Mo	Lease Expiration	Levered Average Cash on Cash	1.57%
Selling Cost	6.85%	Unit 113, 3/2	1	1266	\$ 1,695	\$ 1,795	7/30/2025	Levered Equity Multiple	2.96X
Remodeling Cost	\$ -	Unit 119, 3/2	1	1266		\$ 1,795		Unlevered IRR	9.02%
GRM	13.93							Unlevered Average Cash on Cash	4.74%
Current Occupancy Rate	50%							Unlevered Equity Multiple	2.14X
		Total	2	2532	\$ 1,695	\$ 3,590		Unlevered Yield on Cost (UYOC)	4.02%

Cashflows		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Income	Growth >>			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Rent		\$ -	\$ 43,080	\$ 44,372	\$ 45,704	\$ 47,075	\$ 48,487	\$ 49,942	\$ 51,440	\$ 52,983	\$ 54,572	\$ 56,210	\$ 57,896
Other Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Potential Gross Income		\$ -	\$ 43,080	\$ 44,372	\$ 45,704	\$ 47,075	\$ 48,487	\$ 49,942	\$ 51,440	\$ 52,983	\$ 54,572	\$ 56,210	\$ 57,896
	% Vacant		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Vacancy		\$ 1,292	\$ 1,331	\$ 1,371	\$ 1,412	\$ 1,455	\$ 1,498	\$ 1,543	\$ 1,589	\$ 1,637	\$ 1,686	\$ 1,737	\$ 1,787
Effective Gross Income		\$ -	\$ 41,788	\$ 43,041	\$ 44,332	\$ 45,662	\$ 47,032	\$ 48,443	\$ 49,897	\$ 51,393	\$ 52,935	\$ 54,523	\$ 56,159
Expenses	Growth >>		0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Repairs and Maintenance	3%	\$ -	\$ 1,045	\$ 1,076	\$ 1,108	\$ 1,142	\$ 1,176	\$ 1,211	\$ 1,247	\$ 1,285	\$ 1,323	\$ 1,363	\$ 1,404
Property Management	5.0%	\$ -	\$ 2,089	\$ 2,152	\$ 2,217	\$ 2,283	\$ 2,352	\$ 2,422	\$ 2,495	\$ 2,570	\$ 2,647	\$ 2,726	\$ 2,808
Leasing Fees	100%	\$ 3	\$ 1,197	\$ 1,221	\$ 1,245	\$ 1,270	\$ 1,295	\$ 1,321	\$ 1,348	\$ 1,375	\$ 1,402	\$ 1,430	\$ 1,459
Insurance		\$ 1,400	\$ 1,428	\$ 1,457	\$ 1,486	\$ 1,515	\$ 1,546	\$ 1,577	\$ 1,608	\$ 1,640	\$ 1,673	\$ 1,707	\$ 1,741
Property Taxes	2.2340%	\$ 498,920	\$ 11,146	\$ 11,369	\$ 11,596	\$ 11,828	\$ 12,065	\$ 12,306	\$ 12,552	\$ 12,803	\$ 13,059	\$ 13,320	\$ 13,587
Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HOA Dues		\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800
Operating Expenses		\$ -	\$ 17,677	\$ 18,045	\$ 18,423	\$ 18,808	\$ 19,203	\$ 19,606	\$ 20,019	\$ 20,440	\$ 20,872	\$ 21,313	\$ 21,764
Operating Expense Percentage			42.30%	41.93%	41.56%	41.19%	40.83%	40.47%	40.12%	39.77%	39.43%	39.09%	38.75%
Net Operating Income		\$ -	\$ 24,111	\$ 24,996	\$ 25,910	\$ 26,854	\$ 27,830	\$ 28,837	\$ 29,878	\$ 30,953	\$ 32,064	\$ 33,210	\$ 34,395
CapEx	\$0/unit/year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Flow from Operations		\$ -	\$ 24,111	\$ 24,996	\$ 25,910	\$ 26,854	\$ 27,830	\$ 28,837	\$ 29,878	\$ 30,953	\$ 32,064	\$ 33,210	\$ 34,395
Debt Service	yellow shaded is I/O		\$24,524	\$24,524	\$24,524	\$24,524	\$24,524	\$24,524	\$24,524	\$24,524	\$24,524	\$24,524	\$24,524
Cash Flow Before Tax		\$ -	\$ (413)	\$ 471	\$ 1,385	\$ 2,330	\$ 3,305	\$ 4,313	\$ 5,354	\$ 6,429	\$ 7,539	\$ 8,686	\$ 9,877

Important Note: This financial proforma is intended for informational purposes only and represents projections. Actual results may vary. Investors are advised to conduct independent verification and analysis.