



Property Information			Financing and Rent Roll				Summary of Returns		
Property Name	716-722 Fallow Dr	Loan Amount	75% LTV	\$	622,500	Total Capital Invested	\$	226,175	
City State Zip	Venus TX 76084	Interest Rate			6.50%	Year 1 - Cashflow	\$	(1,353)	
Year Built	2021	Amortization			360 Months	Year 1 - Principal Paydown	\$	6,958	
Number of Units	4	Monthly Payment			\$3,935	Year 1 - Appreciation	\$	37,350	
Asking Price	\$ 830,000	Mortgage Insurance			\$0	0.59%	Year 1 - Depreciation	\$	25,655
Purchase Price	\$ 830,000	Interest Only Period			0 Months				
Gross Rentable SF	4,889	Loan Costs			3.00%				
Year 0 (Going In) Cap Rate	6.06%								
Year 1 Cap Rate	5.53%	Rent Roll							
Appreciation Rate	4.50%	Unit Type	Number of Units	Size (SF)	Current Rent/Mo	Market Rent/Mo	Lease Exp	Levered IRR	12.96%
Selling Cost	6.85%	720 Fallow	1	1347	\$ 1,795	\$ 1,795	02/28/2025	Levered Average Cash on Cash	3.03%
Remodeling Cost	\$ -	718 Fallow	1	1274	\$ 1,695	\$ 1,695	06/30/2025	Levered Equity Multiple	3.26X
GRM	10.35	716 Fallow	1	1134	\$ 1,595	\$ 1,595	04/30/2025	Unlevered IRR	9.25%
Current Occupancy Rate	100%	722 Fallow	1	1134	\$ 1,595	\$ 1,595	08/31/2026	Unlevered Average Cash on Cash	6.51%
		Total	4	4889	\$ 6,680	\$ 6,680		Unlevered Equity Multiple	2.10X
								Unlevered Yield on Cost (UYOC)	5.53%

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		\$ 80,160	\$ 80,160	\$ 82,565	\$ 85,042	\$ 87,593	\$ 90,221	\$ 92,927	\$ 95,715	\$ 98,587	\$ 101,544	\$ 104,591	\$ 107,728
Other Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Potential Gross Income		\$ 80,160	\$ 80,160	\$ 82,565	\$ 85,042	\$ 87,593	\$ 90,221	\$ 92,927	\$ 95,715	\$ 98,587	\$ 101,544	\$ 104,591	\$ 107,728
	% Vacant		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Vacancy		\$ -	\$ 2,405	\$ 2,477	\$ 2,551	\$ 2,628	\$ 2,707	\$ 2,788	\$ 2,871	\$ 2,958	\$ 3,046	\$ 3,138	\$ 3,232
Effective Gross Income		\$ 80,160	\$ 77,755	\$ 80,088	\$ 82,490	\$ 84,965	\$ 87,514	\$ 90,140	\$ 92,844	\$ 95,629	\$ 98,498	\$ 101,453	\$ 104,496
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%	\$ 2,004	\$ 1,944	\$ 2,002	\$ 2,062	\$ 2,124	\$ 2,188	\$ 2,253	\$ 2,321	\$ 2,391	\$ 2,462	\$ 2,536	\$ 2,612
Property Management	5.0%	\$ 4,008	\$ 3,888	\$ 4,004	\$ 4,125	\$ 4,248	\$ 4,376	\$ 4,507	\$ 4,642	\$ 4,781	\$ 4,925	\$ 5,073	\$ 5,225
Leasing Fees	100%	\$ 3	\$ 2,227	\$ 2,271	\$ 2,317	\$ 2,363	\$ 2,410	\$ 2,458	\$ 2,508	\$ 2,558	\$ 2,609	\$ 2,661	\$ 2,714
Insurance		\$ 2,800	\$ 2,800	\$ 2,856	\$ 2,913	\$ 2,971	\$ 3,031	\$ 3,091	\$ 3,153	\$ 3,216	\$ 3,281	\$ 3,346	\$ 3,413
Property Taxes	2.4600% \$ 790,000	\$ 19,434	\$ 19,434	\$ 19,823	\$ 20,219	\$ 20,624	\$ 21,036	\$ 21,457	\$ 21,886	\$ 22,324	\$ 22,770	\$ 23,225	\$ 23,690
Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HOA Dues		\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600
Operating Expenses		\$ 29,846	\$ 31,892	\$ 32,556	\$ 33,236	\$ 33,930	\$ 34,641	\$ 35,367	\$ 36,110	\$ 36,870	\$ 37,647	\$ 38,442	\$ 39,255
Operating Expense Percentage		37.23%	41.02%	40.65%	40.29%	39.93%	39.58%	39.24%	38.89%	38.56%	38.22%	37.89%	37.57%
Net Operating Income		\$ 50,314	\$ 45,863	\$ 47,531	\$ 49,255	\$ 51,035	\$ 52,874	\$ 54,773	\$ 56,734	\$ 58,759	\$ 60,851	\$ 63,011	\$ 65,242
CapEx	\$0/unit/year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Flow from Operations		\$ 50,314	\$ 45,863	\$ 47,531	\$ 49,255	\$ 51,035	\$ 52,874	\$ 54,773	\$ 56,734	\$ 58,759	\$ 60,851	\$ 63,011	
Debt Service	yellow shaded is I/O	\$47,215	\$47,215	\$47,215	\$47,215	\$47,215	\$47,215	\$47,215	\$47,215	\$47,215	\$47,215	\$47,215	\$47,215
Cash Flow Before Tax		\$ 3,099	\$ (1,353)	\$ 316	\$ 2,039	\$ 3,819	\$ 5,658	\$ 7,557	\$ 9,518	\$ 11,544	\$ 13,636	\$ 15,796	

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.