

Analysis Date: February 17, 2026  
 Analyzed By: Donna Winfrey (713) 377-6166

Property Analysis of: 4309 Young St, Pasadena TX

**Five Year Operating Analysis - Potential**

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Income	\$ 306,464	\$ 317,190	\$ 328,291	\$ 339,782	\$ 351,674
- Vacancy	\$ (30,646)	\$ (31,719)	\$ (32,829)	\$ (33,978)	\$ (35,167)
Operating Income	\$ 275,817	\$ 285,471	\$ 295,462	\$ 305,803	\$ 316,507
- Operating Expenses	\$ (112,610)	\$ (115,988)	\$ (119,468)	\$ (123,052)	\$ (126,744)
Net Operating Income	\$ 163,207	\$ 169,482	\$ 175,994	\$ 182,751	\$ 189,763
- Loan Payments	\$ (115,114)	\$ (115,114)	\$ (115,114)	\$ (115,114)	\$ (115,114)
Cash Flow	\$ <b>48,093</b>	\$ <b>54,369</b>	\$ <b>60,881</b>	\$ <b>67,638</b>	\$ <b>74,649</b>
+ Equity Build-Up	\$ 119,648	\$ 125,860	\$ 132,397	\$ 139,275	\$ 146,513
Return Before Tax	\$ <b>167,742</b>	\$ <b>180,229</b>	\$ <b>193,277</b>	\$ <b>206,913</b>	\$ <b>221,163</b>

Projected Sales Price	\$ 2,100,000	\$ 2,205,000	\$ 2,315,250	\$ 2,431,013	\$ 2,552,563
Annual Appreciation Rate	5%				

**Tax Computation**

	Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income	\$ 163,207	\$ 169,482	\$ 175,994	\$ 182,751	\$ 189,763
- Interest	\$ (95,466)	\$ (94,254)	\$ (92,967)	\$ (91,601)	\$ (90,151)
- Depreciation	\$ (59,242)	\$ (61,818)	\$ (61,818)	\$ (61,818)	\$ (61,818)
Taxable Income	\$ 8,499	\$ 13,411	\$ 21,209	\$ 29,332	\$ 37,794
Taxes Saved or (Owed)	\$ (265)	\$ (418)	\$ (662)	\$ (915)	\$ (1,179)

Effective Tax Rate - 3.1%