

## Everything you need to know to invest in BCS real estate!

### Best Appreciation Neighborhoods

Saddle Creek

Castlegate

Creek Meadows

Indian Lakes

Williams Creek

Run a property analysis



### Best Multifamily Neighborhoods

Saddle Creek

Castlegate

Creek Meadows

Indian Lakes

Williams Creek

Find a Bank



PLACE INTERACTIVE MAP HERE

Talk to a Realtor



### Most Affordable Neighborhoods

Saddle Creek

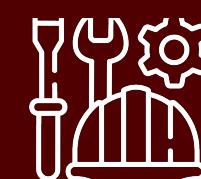
Castlegate

Creek Meadows

Indian Lakes

Williams Creek

Rehab Resources

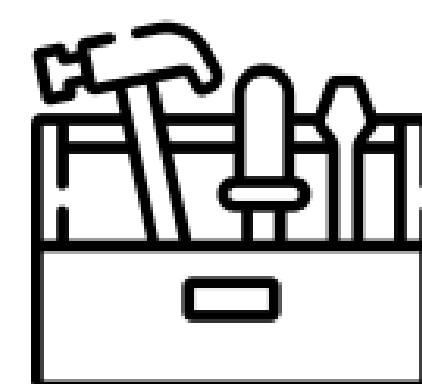


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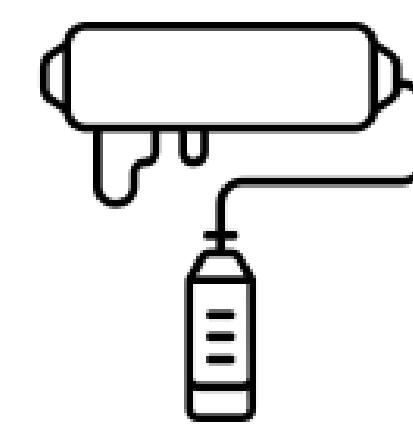


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# Rehab Resources



## Best Value Supplies

(Each will have a link to the purchasing site)

Cabinets

Door Knobs/Deadbolts

Paint

Garbage Disposals

Sink Faucets

Showerheads

Toilets

Flooring

Ceiling Fans

Light Fixtures

## BCS Contractors/Services

General Contractor

Firstname Lastname:  
222-222-2222

Electrical

Firstname Lastname:  
222-222-2222

Plumbing

Firstname Lastname:  
222-222-2222

Roofing

Firstname Lastname:  
222-222-2222

Siding

Firstname Lastname:  
222-222-2222

AC

Firstname Lastname:  
222-222-2222

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# BCS Banks/Lenders



## Bank 1

Firstname Lastname: 222-222-2222, email@test.com

## Bank 2

Firstname Lastname: 222-222-2222

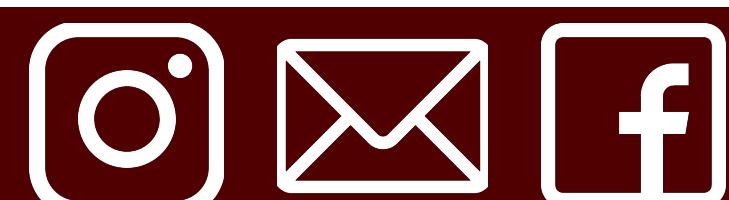
## Private Lender 1

Firstname Lastname: 222-222-2222

## Private Lender 2

Firstname Lastname: 222-222-2222

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# Property Analysis Calculator



## Property Information

Address

City

State ▾

Zip Code

Neighborhood

Square Footage

## Purchase

Purchase Price

Closing Costs

 Use neighborhood average/SF Use BCS average %

## Rehab

 Will you be rehabbing this property?

After Repair Value

Repair Costs

 Use neighborhood average /SF

## Loan Details

Down Payment %

Interest Rate %

Loan Length

## Rental Income

Monthly Income

 Use neighborhood average/SF

## Expenses

Property Taxes

Insurance

Repairs/Maintenance

 Use Percentage of Purchase Price Use Percentage of Purchase Price Use Percentage of Purchase Price

Vacancy

CapEx

Property Management

 Use Percentage of Purchase Price Use Percentage of Purchase Price Use Percentage of Purchase Price

Utilities

HOA

Other

 Use Bryan Avg/SF Use CS Avg/SF

## Results ↑ Back to top

### Cash on Cash Return

**1 year: -5%****5 year: 12%****10 year: 22%**

### Total Return

**1 year: 23%****5 year: 31%****10 year: 42%**

### Monthly Expenses

**\$1,234**

Mortgage: \$500  
 Insurance: \$100  
 Utilities: \$120  
 Taxes: \$200  
 Maintenance: \$500

### Cash Flow

**\$100/month**  
**\$1,200/year**

### Monthly Income

**\$1,334****Export to Excel****Export to PDF**

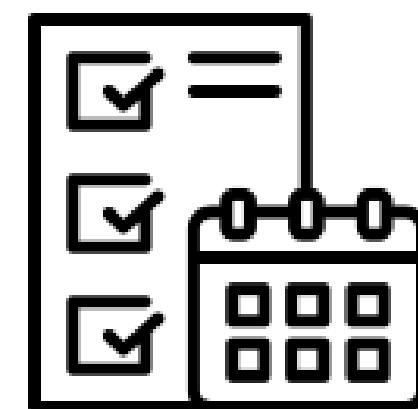
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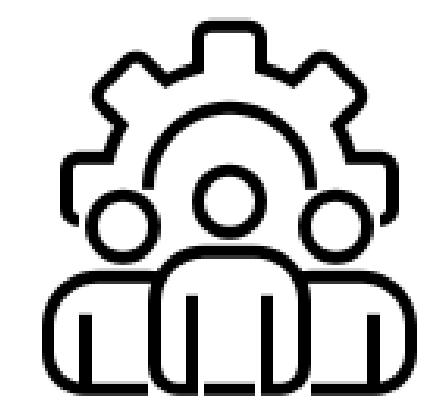
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# BCS Property Managers



PM 1

Firstname Lastname: 222-222-2222, email@test.com

PM 2

Firstname Lastname: 222-222-2222

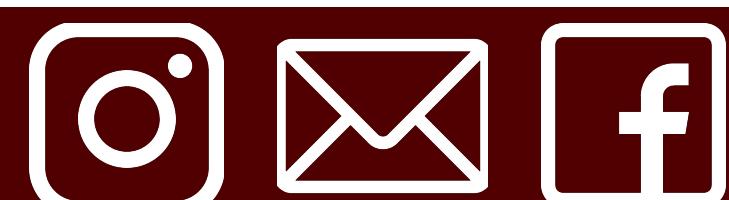
PM 3

Firstname Lastname: 222-222-2222

PM 4

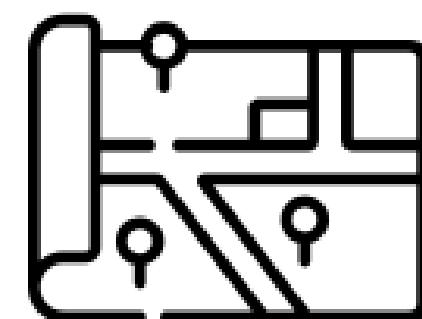
Firstname Lastname: 222-222-2222

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# Bryan/College Station



## Best Appreciation Neighborhoods

Saddle Creek

Castlegate

Creek Meadows

Indian Lakes

Williams Creek

## Best Multifamily Neighborhoods

Saddle Creek

Castlegate

Creek Meadows

Indian Lakes

Williams Creek

This will be an interactive map, bordered by neighborhoods. When the user hovers over a neighborhood, it will display statistics for that neighborhood.

## Best Cash Flow Neighborhoods

Saddle Creek

Castlegate

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Indian Lakes

Williams Creek

## Most Affordable Neighborhoods

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