

# Buy & Hold Analysis

Property Info

Purchase Info

Rental Info

Results

## 11929 Sunhollow BND, Austin, TX 78758

Great Investment Property. Each Unit is a 3/2/1, recent updates include full paint & new carpet on side A.

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Other Actions ...

**\$330,000**

PURCHASE PRICE

**\$2,600.00**

MONTHLY INCOME

**\$2,473.37**

MONTHLY EXPENSES

**\$126.63**

MONTHLY CASHFLOW

**5.44%**

PRO FORMA CAP

**\$17,950.00**

NOI

**\$79,000.00**

TOTAL CASH NEEDED

**1.92%**

CASH ON CASH ROI

**5.44%**

PURCHASE CAP RATE

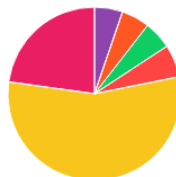
Purchase Closing Costs	\$3,000.00
Estimated Repairs	\$10,000.00
Total Project Cost	\$343,000.00
After Repair Value	\$330,000.00

Down Payment	\$66,000.00
Loan Amount	\$264,000.00
Loan Points	\$0.00
Amortized Over	30 years
Loan Interest Rate	4.700%
Monthly P&I	\$1,369.20
Total Cash Needed	\$79,000.00

Expenses

Income

50% Rule



Total operating expenses:	\$1,104.17
Mortgage expenses:	\$1,369.20

Vacancy:	\$130.00	Repairs:	\$130.00
CapEx:	\$130.00	Insurance:	\$150.00
P&I:	\$1,369.20	Property Taxes:	\$564.17

## Financial Info

**0.76%**

2% RULE

**\$66,000.00**

TOTAL INITIAL EQUITY

**10.58**

GROSS RENT MULTIPLIER

**1.09**

DEBT COVERAGE RATIO

Find a loan

## Analysis Over Time

## Analysis Over Time

3% /year

EXPENSE INCREASE

3% /year

INCOME INCREASE

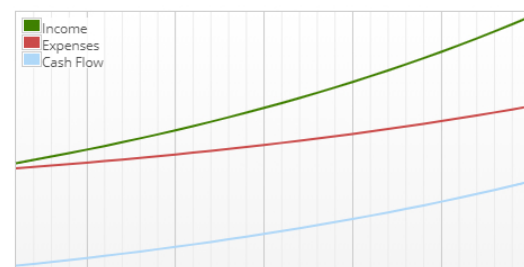
3% /year

PROPERTY VALUE INCREASE

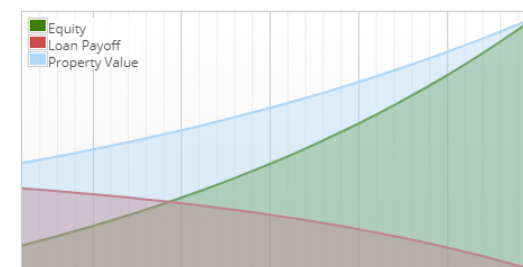
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$31,200.00	\$32,136.00	\$35,115.87	\$40,708.92	\$47,192.80	\$54,709.39	\$73,524.84
Total Annual Expenses	\$29,680.45	\$30,077.95	\$31,343.44	\$33,718.69	\$36,472.26	\$39,664.40	\$47,654.94
Operating Expenses	\$13,250.00	\$13,647.50	\$14,912.99	\$17,288.24	\$20,041.81	\$23,233.96	\$31,224.49
Mortgage Payment	\$16,430.45	\$16,430.45	\$16,430.45	\$16,430.45	\$16,430.45	\$16,430.45	\$16,430.45
Total Annual Cashflow	\$1,519.55	\$2,058.05	\$3,772.44	\$6,990.23	\$10,720.54	\$15,044.99	\$25,869.90
Cash on Cash ROI	1.92%	2.61%	4.78%	8.85%	13.57%	19.04%	32.75%
Property Value	\$339,900.00	\$350,097.00	\$382,560.44	\$443,492.41	\$514,129.25	\$596,016.71	\$800,996.62
Equity	\$80,010.24	\$94,514.87	\$141,182.71	\$230,716.63	\$337,515.74	\$465,124.19	\$800,996.62
Loan Balance	\$259,889.76	\$255,582.13	\$241,377.74	\$212,775.78	\$176,613.50	\$130,892.52	—
Total Profit if Sold *	-\$7,667.21	\$8,589.57	\$63,852.65	\$179,884.03	\$330,485.68	\$521,957.99	\$1,059,032.05
Annualized Total Return	-9.71%	5.30%	12.58%	12.60%	11.59%	10.68%	9.30%

\* Property value minus net cash expenditures and sales costs

### Income, Expenses and Cashflow



### Loan Balance, Value and Equity



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