



Property Details

4126 Mallow St, Houston

Property Summary

Property Data

Purchase Price	\$ 372,000	Turnkey duplex with one vacant side and one month-to-month, perfect househack or cashflow property hitting 1% Rule.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 93,000	
Closing Costs	\$ 7,440	
Cash Outlay	\$ 100,440	

Financing Data

Interest Rate	7.00%
Finance Amt	\$279,000
Mortgage (yrs)	30
Mortgage Pmt	\$1,856.19

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 3,750.00	\$ 45,000.00
Vacancy Loss (5%)	\$ (187.50)	\$ (2,250.00)
Gross Income	\$ 3,562.50	\$ 42,750.00
Insurance	\$ 120.00	\$ 1,440.00
Taxes	\$ 633.08	\$ 7,597.00
Management	\$ 300.00	\$ 3,600.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,353.08	\$ 16,237.00
Net Operating Income	\$ 2,209.42	\$ 26,513.00
Mortgage	\$ 1,856.19	\$ 22,274.33
Cashflow	\$ 353.22	\$ 4,238.67
Loan Principal Paydown		\$ 2,834.11
Appreciation	5%	\$ 18,600.00
Total Return		\$ 25,672.78

ROI Metrics

Cap Rate	6.99%
IRR	20.50%

* IRR based on 10yr holding period with 25% down

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 100,440	\$ 119,040	\$ 156,240
Cash on Cash	4.22%	4.81%	5.56%
Cash + Principal	7.04%	7.03%	7.02%

Property Notes: Two story 4,032 sq ft duplex with 4 beds, 3 baths per side. Built in 2007. Unit A is vacant with fresh carpet and paint, unit B is month-to-month.

Neighborhood Notes: Well maintained neighborhood with no HOA and a mix of older homes and newer construction.

Sale Comps

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Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of 03/03/23 at 8:48 am

Property Type is 'Multi-Family' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 03/03/2023 to 09/04/2022 Year Built is 2000 to 2015 Latitude, Longitude is within 1.00 mi of 4126 Mallow St, Houston, TX 77051, USA

Multi-Family

Sold Properties

MLS #	Address	Subdivision	Units	Gar # of	Lot SqFt	Grs Inc	SqFt	List Price	LP/Unit	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP%LP
69518540	4505 Maggie Street #A - B	Blue Bonnet Estates Add	2	2	8,250		4,446	\$425,000	\$0.00	\$95.59	174	09/12/22	\$395,000	\$88.84	92.94
# LISTINGS:	1	Medians:	2	2	8,250.00		4,446	\$425,000	\$0.00	\$95.59	174		\$395,000	\$88.84	92.94
		Minimums:	2	2	8,250.00		4,446	\$425,000	\$0.00	\$95.59	174		\$395,000	\$88.84	92.94
		Maximums:	2	2	8,250.00		4,446	\$425,000	\$0.00	\$95.59	174		\$395,000	\$88.84	92.94
		Averages:	2	2	8,250.00		4,446	\$425,000	\$0.00	\$95.59	174		\$395,000	\$88.84	92.94

Quick Statistics (1 Listing Total)

	Min	Max	Average	Median
List Price	\$425,000	\$425,000	\$425,000	\$425,000
Sold Price	\$395,000	\$395,000	\$395,000	\$395,000
Adj. Sold Price	\$395,000	\$395,000	\$395,000	\$395,000
LP/SF	\$95.59	\$95.59	\$95.59	\$95.59
SP/SF	\$88.84	\$88.84	\$88.84	\$88.84
Adj. SP/SqFt	\$88.84	\$88.84	\$88.84	\$88.84

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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Information is believed to be accurate but is not guaranteed.

Lease Comps

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Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of 03/03/23 at 8:47 am

Property Type is 'Rental' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 03/03/2023 to 09/04/2022 Year Built is 2000+ Latitude, Longitude is within 1.00 mi of 4126 Mallow St, Houston, TX 77051, USA

Rental

Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Lease Price	LsP/SqFt	Ls/LP%
11718762	4819 Mallow Street	Sunnyside Gardens	No	4	3	0	0	2,048	2008	11,700	\$1,650	\$0.81	31	10/23/22	\$1,650	\$0.81	100.00
2181336	4806 Wilmington Street	Sunnyside Gardens	No	3	2	1	2	1,856	2021	7,068	\$2,100	\$1.13	19	11/07/22	\$2,000	\$1.08	95.24
38043793	8402 Safeguard Street	Sunnyside Terrace	No	3	2	1	2	2,025	2019	7,396	\$2,600	\$1.28	44	01/28/23	\$2,600	\$1.28	100.00
# LISTINGS:						Medians:											
						Minimums:											
						Maximums:											
						Averages:											

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
LisList Price	\$1,650	\$2,600	\$2,117	\$2,100
Sold Price	\$1,650	\$2,600	\$2,083	\$2,000
LP/SF	\$0.81	\$1.28	\$1.07	\$1.13
SP/SF	\$0.81	\$1.28	\$1.06	\$1.08

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