



Property Details

4518 Los Angeles St, Houston

Property Summary

Property Data

| | | |
|--------------------|------------------|---|
| Purchase Price | \$ 270,000 | Occupied triplex hitting the 1% rule in Kashmere Gardens/Greater5th Ward just outside downtown. |
| Make Ready | \$ - | |
| Down Payment | 25.0% | |
| Down Payment Amt | \$ 67,500 | |
| Closing Costs | \$ 5,400 | |
| Cash Outlay | \$ 72,900 | |

Financing Data

| | |
|----------------|------------|
| Interest Rate | 7.00% |
| Finance Amt | \$202,500 |
| Mortgage (yrs) | 30 |
| Mortgage Pmt | \$1,347.24 |

First Year Operating Statement

| | Monthly | Yearly |
|-----------------------------|--------------------|---------------------|
| Rental Income | \$ 2,699.00 | \$ 32,388.00 |
| Vacancy Loss | \$ (134.95) | \$ (1,619.40) |
| Gross Income | \$ 2,564.05 | \$ 30,768.60 |
| Insurance | \$ 120.00 | \$ 1,440.00 |
| Taxes | \$ 310.00 | \$ 3,720.00 |
| Management | \$ 215.92 | \$ 2,591.04 |
| Maintenance | \$ 150.00 | \$ 1,800.00 |
| Capex Reserves | \$ 150.00 | \$ 1,800.00 |
| Utilities | \$ - | \$ - |
| Lawncare | \$ - | \$ - |
| HOA | \$ - | \$ - |
| Other Expenses | \$ - | \$ - |
| Total Expenses | \$ 945.92 | \$ 11,351.04 |
| Net Operating Income | \$ 1,618.13 | \$ 19,417.56 |
| Mortgage | \$ 1,347.24 | \$ 16,166.85 |
| Cashflow | \$ 270.89 | \$ 3,250.71 |
| Loan Principal Paydown | | \$ 2,057.01 |
| Appreciation | 5% | \$ 13,500.00 |
| Total Return | | \$ 18,807.72 |

ROI Metrics

| | |
|----------|--------|
| Cap Rate | 7.05% |
| IRR | 20.73% |

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

Cash on Cash Returns

| | 25% down | 30% down | 40% down |
|------------------|-----------|-----------|------------|
| Cash Outlay | \$ 72,900 | \$ 86,400 | \$ 113,400 |
| Cash on Cash | 4.46% | 5.01% | 5.72% |
| Cash + Principal | 7.28% | 7.23% | 7.17% |

Property Notes: Occupied triplex including a duplex with 3 beds, 2 baths on bottom level leased for \$1150/mo, 1 bed 1 bath unit on upper level leased for \$750/mo, and a separate 2 bed, 1 bath leased for \$799/mo.

Neighborhood Notes: Well maintained older neighborhood with no HOA. Close to 610 and 69 freeways, 10 minutes from downtown.

Sale Comps

Victor Steffen
 vsleffen55@gmail.com
 Ph: 888-519-7431
 eXp Realty LLC



Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of 03/20/23 at 10:28 am

Property Type is 'Multi-Family' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 03/20/2023 to 03/20/2022 Latitude, Longitude is within 1.25 mi of 4518 Los Angeles St 1 3, Houston, TX 77026, 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 |
|--------------------|-------------------------|----------------------|-------|----------|-----------|---------|-------|------------|--------------|----------|------|----------|------------|----------|--------|
| 25900969 | 4025 Los Angeles Street | Crane Street Gardens | 2 | 1 | 9,750 | | 2,010 | \$140,000 | \$70,000.00 | \$69.65 | 3 | 08/15/22 | \$141,000 | \$70.15 | 100.71 |
| 37276624 | 5101 Crane Street #A-C | Kashmere Gardens | 3 | 1 | 15,125 | | 2,000 | \$199,900 | \$99,950.00 | \$99.95 | *47 | 06/15/22 | \$195,000 | \$97.50 | 97.55 |
| 87887999 | 3820 Lila Street | Lila Hts Sub | 2 | 1 | 5,000 | | 1,407 | \$279,999 | \$139,999.50 | \$199.00 | 16 | 06/28/22 | \$278,000 | \$197.58 | 99.29 |
| 19514987 | 4214 Los Angeles Street | Crane Street Gardens | 8 | 1 | 9,750 | | 2,080 | \$750,000 | \$750,000.00 | \$360.58 | 209 | 04/27/22 | \$750,000 | \$360.58 | 100.00 |
| # LISTINGS: | 4 | Medians: | 3 | 1 | 9,750.00 | | 2,005 | \$239,950 | \$119,974.75 | \$149.48 | 32 | | \$236,500 | \$147.54 | 99.64 |
| | | Minimums: | 2 | 1 | 5,000.00 | | 1,407 | \$140,000 | \$70,000.00 | \$69.65 | 3 | | \$141,000 | \$70.15 | 97.55 |
| | | Maximums: | 8 | 1 | 15,125.00 | | 2,080 | \$750,000 | \$750,000.00 | \$360.58 | 209 | | \$750,000 | \$360.58 | 100.71 |
| | | Averages: | 4 | 1 | 9,906.25 | | 1,874 | \$342,475 | \$264,987.38 | \$182.30 | 69 | | \$341,000 | \$181.45 | 99.39 |

Quick Statistics (4 Listings Total)

| | Min | Max | Average | Median |
|-----------------|-----------|-----------|-----------|-----------|
| List Price | \$140,000 | \$750,000 | \$342,475 | \$239,950 |
| Sold Price | \$141,000 | \$750,000 | \$341,000 | \$236,500 |
| Adj. Sold Price | \$141,000 | \$705,000 | \$329,250 | \$235,500 |
| LP/SF | \$69.65 | \$360.58 | \$182.30 | \$149.48 |
| SP/SF | \$70.15 | \$360.58 | \$181.45 | \$147.54 |
| Adj. SP/SqFt | \$70.15 | \$338.94 | \$175.69 | \$146.83 |

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.

Copyright: Houston Association of REALTORS® 2023 All rights reserved.
 Information is believed to be accurate but is not guaranteed.

Lease Comps

Victor Steffen
 vsteffen55@gmail.com
 Ph: 888-519-7431
 eXp Realty LLC



Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of 03/20/23 at 10:29 am

Property Type is 'Rental' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 03/20/2023 to 09/21/2022 Latitude, Longitude is within 1.00 mi of 4518 Los Angeles St 1 3, Houston, TX 77026, USA Property Sub Type is 'Multi-Family'

Rental

Sold Properties

| MLS # | Address | Subdivision | Pool | BR | FB | HB | # Gar | Bid SqFt | Yr Blt | Lot SF | List Price | LP/SqFt | CDOM | Cls Date | Lease Price | LsP/SqFt | Ls/LP% |
|--------------------|-----------------------------|---------------------------|------|----------|----------|----------|----------|------------|-------------|---------------|--------------|---------------|-----------|----------|--------------|---------------|---------------|
| 24361098 | 4518 Los Angeles Street #2 | Crane Street Gardens | No | 1 | 1 | 0 | 0 | 600 | 1945 | 9,000 | \$750 | \$1.25 | 12 | 11/25/22 | \$750 | \$1.25 | 100.00 |
| 86681193 | 4518 Los Angeles Street #3 | Crane Street Gardens | No | 2 | 1 | 0 | 0 | 800 | 1945 | 9,000 | \$799 | \$1.00 | *73 | 02/01/23 | \$799 | \$1.00 | 100.00 |
| 95655745 | 5519 Cavalcade Street #4 | Kashmere Gardens | No | 2 | 1 | 0 | 0 | 787 | 1965 | 34,680 | \$850 | \$1.08 | *56 | 02/04/23 | \$850 | \$1.08 | 100.00 |
| 27887402 | 3710 Cactus Street #3714 | Crane Street Woods Sec 01 | No | 2 | 1 | 0 | 0 | 660 | 1945 | 6,600 | \$890 | \$1.35 | 77 | 02/10/23 | \$890 | \$1.35 | 100.00 |
| 78308420 | 4713 Hoffman Street #4713 | Kashmere Gardens | No | 2 | 1 | 0 | 0 | 737 | 1965 | 17,340 | \$900 | \$1.22 | 80 | 03/01/23 | \$900 | \$1.22 | 100.00 |
| 50210490 | 4905 Kashmere Street #4911A | Kashmere Gardens | No | 2 | 1 | 0 | 0 | 748 | 1950 | 15,000 | \$950 | \$1.27 | 12 | 12/17/22 | \$950 | \$1.27 | 100.00 |
| 67778516 | 5301 Collingsworth #5 | KASHMERE GARDENS | No | 1 | 1 | 0 | 0 | 400 | 1979 | | \$980 | \$2.45 | 22 | 11/19/22 | \$980 | \$2.45 | 100.00 |
| # LISTINGS: | 7 | Medians: | | 2 | 1 | 0 | 0 | 737 | 1950 | 12,000 | \$890 | \$1.25 | 56 | | \$890 | \$1.25 | 100.00 |
| | | Minimums: | | 1 | 1 | 0 | 0 | 400 | 1945 | 6,600 | \$750 | \$1.00 | 12 | | \$750 | \$1.00 | 100.00 |
| | | Maximums: | | 2 | 1 | 0 | 0 | 800 | 1979 | 34,680 | \$980 | \$2.45 | 80 | | \$980 | \$2.45 | 100.00 |
| | | Averages: | | 2 | 1 | 0 | 0 | 676 | 1956 | 15,270 | \$874 | \$1.37 | 47 | | \$874 | \$1.37 | 100.00 |

Quick Statistics (7 Listings Total)

| | Min | Max | Average | Median |
|----------------------|--------|--------|---------|--------|
| LisList Price | \$750 | \$980 | \$874 | \$890 |
| Sold Price | \$750 | \$980 | \$874 | \$890 |
| LP/SF | \$1.00 | \$2.45 | \$1.37 | \$1.25 |
| SP/SF | \$1.00 | \$2.45 | \$1.37 | \$1.25 |

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.

Copyright: Houston Association of REALTORS® 2023 All rights reserved.
 Information is believed to be accurate but is not guaranteed.