Property Details

21615 Whispering Pines, Humble



Property Summary

Pro	perty	Data
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		4 bed SFH with a
Purchase Price	\$ 435,000	detached casita and
	4 25 222	40x24 workshop 10
Make Ready	\$ 25,000	minutes from IAH
		airport. Multiple
Down Payment	25.0%	strategies with this one, great option for a
Down Payment Amt	\$ 108,750	househacker or STR
Closing Costs	\$ 8,700	linvestor.
Cash Outlay	\$ 142,450	

Financing Data

Interest Rate	7.00%
Finance Amt	\$326,250
Mortgage (yrs)	30
Mortgage Pmt	\$2,170.55

First Year	Operating Stateme	ent
	Monthly	Yearly
Nightly Rate	\$ 375.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
Gross Income	\$ 7,375.00	\$ 88,500.00
Insurance	\$ 250.00	\$ 3,000.00
Taxes	\$ 594.25	\$ 7,131.00
Management	\$ 637.50	\$ 7,650.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ 500.00	\$ 6,000.00
Lawncare	\$ 100.00	\$ 1,200.00
Pool Service	\$ -	\$ -
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$-	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 3,381.75	\$ 40,581.00
Net Operating Income	\$ 3,993.25	\$ 47,919.00
Mortgage	\$ 2,170.55	\$ 26,046.59
Cashflow	\$ 1,822.70	\$ 21,872.41
Loan Principal Paydown		\$ 3,314.08
Appreciation	5%	\$ 21,750.00
Total Return		\$ 46,936.49

ROI Metrics

Cap Rate	10.22%
IRR	31.67%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 142,450	\$ 164,200	\$ 207,700
Cash on Cash	15.35%	14.38%	13.04%
Cash + Principal	17.68%	15.99%	14.32%

Property Notes: Turnkey main house with 3 beds plus an office and flex room. Detached casita with its own driveway can be rented separately or added as a gameroom to the main house. 40x24 workshop with a half bath for storage or additional conversion.

Neighborhood Notes: Great location across from Jesse Jones Park & Nature Center, just 10 minutes from IAH airport.

Sale Comps

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



Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of 02/02/24 at 10:59 am

Property Type is 'Single-Family' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 02/02/2024 to 08/06/2023 Latitude, Longitude is within 1.00 mi of 21615 Whispering Pines, Humble, TX 77338, USA

Single-Fami Sold Properti																		
MLS# A	Address	pering Pines	Subdivision Amberwood	Pool No	BR 5	FB	HB	# Gar 6	Bld SqFt 4,172		Lot SF 24,605	List Price \$575,000	LP/SqFt \$137.82	CDOM 99	Cls Date 01/29/24	Sold Price \$535,000	SP/SqFt \$128.24	SP/LP% 93.04
# LISTIN	NGS:	1	Medians: Minimums: Maximums: Averages:		5 5 5	3 3 3	1 1 1	6 6 6	4,172 4,172 4,172 4,172	1996 1996	24,605 24,605 24,605 24,605	\$575,000 \$575,000 \$575,000 \$575,000	\$137.82 \$137.82 \$137.82 \$137.82	99 99 99		\$535,000 \$535,000 \$535,000 \$535,000	\$128.24 \$128.24 \$128.24 \$128.24	93.04 93.04 93.04 93.04

	Quick Stat	istics (1 Listing To	tal)	
	Min	Max	Average	Median
List Price	\$575,000	\$575,000	\$575,000	\$575,000
Sold Price	\$535,000	\$535,000	\$535,000	\$535,000
Adj. Sold Price	\$532,700	\$532,700	\$532,700	\$532,700
LP/SF	\$137.82	\$137.82	\$137.82	\$137.82
SP/SF	\$128.24	\$128.24	\$128.24	\$128.24
Adj. SP/SqFt	\$127.68	\$127.68	\$127.68	\$127.68

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

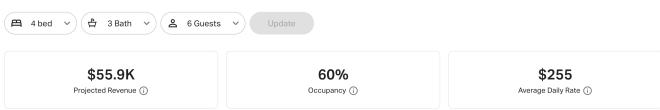
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AirDNA Projections

Main House

Property Earning Potential

21615 WHISPERING PNES, HUMBLE, TX 77338 Market: <u>Humble</u> Market Score: 43 Type: Suburban



\$124

Casita

Property Earning Potential

21615 WHISPERING PNES, HUMBLE, TX 77338 Market: <u>Humble</u> Market Score: 43 Type: Suburban

