Property Details

21615 Whispering Pines, Humble



Property Summary

	Property Data	
		4 bed SFH with a
Purchase Price	. ,	detached casita and
		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 Downoot Ant		househacker or STR
Down Payment Amt		
Closing Costs	\$ 8,700	investor.
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 Statem	nent
	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
НОА	\$ -	\$ -
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

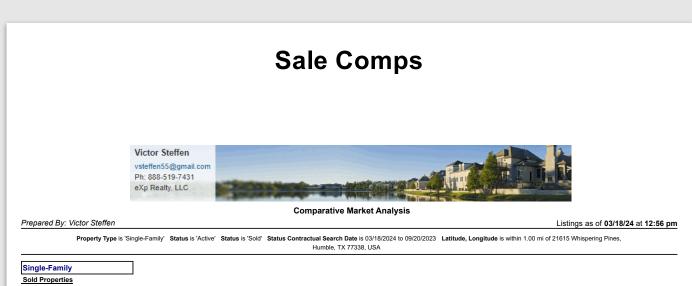
	ROI Metrics
Cap Rate	10.22%
IRR	31.67%

* 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.



MLS #	Address		Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt CD	OM	CIs Date	Sold Price	SP/SqFt	SP/LP%
67917166	21310 Whispe	ring Pines	Amberwood	No	5	3	1	6	4,172	1996	24,605	\$575,000	\$137.82	99	01/29/24	\$535,000	\$128.24	93.04
# LIST	FINGS:	1	Medians: Minimums: Maximums: Averages:		5	3 3 3 3	1 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 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 Statistics (1 Listing Total)							
	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/SgFt	\$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 Professional Appraisal Practice.

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