

# Property Details

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**21615 Whispering Pines, Humble**



# Property Summary

## Property Data

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

## Financing Data

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

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 375.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
<b>Gross Income</b>	<b>\$ 7,375.00</b>	<b>\$ 88,500.00</b>
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	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 3,381.75</b>	<b>\$ 40,581.00</b>
<b>Net Operating Income</b>	<b>\$ 3,993.25</b>	<b>\$ 47,919.00</b>
Mortgage	\$ 2,170.55	\$ 26,046.59
<b>Cashflow</b>	<b>\$ 1,822.70</b>	<b>\$ 21,872.41</b>
Loan Principal Paydown		\$ 3,314.08
Appreciation	5%	\$ 21,750.00
<b>Total Return</b>		<b>\$ 46,936.49</b>

## 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

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## Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of 03/18/24 at 12:56 pm

Property Type is 'Single-Family' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 03/18/2024 to 09/20/2023 Latitude, Longitude is within 1.00 mi of 21615 Whispering Pines, Humble, TX 77338, USA

### Single-Family

#### Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
67917166	21310 Whispering 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
<b># LISTINGS:</b>		<b>1</b>															
		<b>Medians:</b>		5	3	1	6	4,172	1996	24,605	\$575,000	\$137.82	99		\$535,000	\$128.24	93.04
		<b>Minimums:</b>		5	3	1	6	4,172	1996	24,605	\$575,000	\$137.82	99		\$535,000	\$128.24	93.04
		<b>Maximums:</b>		5	3	1	6	4,172	1996	24,605	\$575,000	\$137.82	99		\$535,000	\$128.24	93.04
		<b>Averages:</b>		5	3	1	6	4,172	1996	24,605	\$575,000	\$137.82	99		\$535,000	\$128.24	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/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 Professional Appraisal Practice.

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Information is believed to be accurate but is not guaranteed.

# AirDNA Projections

## Main House

### Property Earning Potential

21615 WHISPERING PNES, HUMBLE, TX 77338

Market: [Humble](#) Market Score: 43 Type: Suburban

**\$55.9K**  
Projected Revenue ⓘ

**60%**  
Occupancy ⓘ

**\$255**  
Average Daily Rate ⓘ

## Casita

### Property Earning Potential

21615 WHISPERING PNES, HUMBLE, TX 77338

Market: [Humble](#) Market Score: 43 Type: Suburban

**\$22.6K**  
Projected Revenue ⓘ

**50%**  
Occupancy ⓘ

**\$124**  
Average Daily Rate ⓘ