

# Property Details

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**16119 Peach Bluff Ln, Cypress**



# Property Summary

Cost Assumptions	
Purchase Price	\$385,000
Improvements	\$0
ARV	\$385,000
Closing Costs	\$7,700
<b>Total Cost</b>	<b>\$392,700</b>

Financing Assumptions	
Downpayment	25.00%
Interest Rate	7.00%
Mortgage (Years)	30
Finance Amt	\$288,750
Downpayment Amt	\$96,250
Mortgage Payment	\$1,921
<b>Cash Outlay</b>	<b>\$103,950</b>

Revenue Assumptions	
Monthly Rent	\$3,250
Vacancy Rate	3%
Annual Appreciation	7%
Annual Expense Increase	3%

Key ROI Metrics	
Y1 Total Return	\$30,618
<b>Y1 ROI</b>	<b>29.45%</b>
Y5 Property Value	\$550,782
Y5 Mortgage Balance	\$271,805
<b>Y5 Equity</b>	<b>\$278,977</b>
<b>Y5 ROI</b>	<b>191.02%</b>

Cashflow/Concession Request		
	Y1	Y5
Monthly Rent	\$3,250	\$4,260
Vacancy Loss	(\$98)	(\$128)
PITI Payment	\$2,720	\$2,821
	<b>\$432</b>	<b>\$1,312</b>
Operating Expenses	\$416	\$515
	<b>\$16</b>	<b>\$797</b>
Annual Cashflow*	<b>\$196</b>	<b>\$9,562</b>

\* IF negative, we will aim for seller concession to cover this amount

**Property Notes:** BEAF deal built in 2012 with 5 beds, 2.5 baths. Strong rental market in a desirable neighborhood.

**Neighborhood Notes:** Well-maintained neighborhood with a \$765/yr HOA that includes a pool, park, 3 playgrounds and basketball court. Highly rated Cypress-Fairbanks ISD.

# Sale Comps

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## Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of 03/11/24 at 8:24 am

Property Type is 'Single-Family' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 03/11/2024 to 09/13/2023 Latitude, Longitude is within 1.00 mi of 16119 Peach Bluff Ln, Cypress, TX 77429, 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%
64504490	15222 Sunlight Bay Court	Stablewood Farms North	No	4	2	1	2	3,428	2014	7,131	\$405,000	\$118.14	36	01/22/24	\$390,000	\$113.77	96.30
9816533	16511 Cypress Bridge Drive	Cypress Point Lake Estates 01	No	5	2	1	2	3,392	2002	6,618	\$425,000	\$125.29	19	12/15/23	\$415,000	\$122.35	97.65
10826170	15403 Stoneridge Park Lane	Reserve At Cypress Creek	No	4	2	0	2	3,204	2005	7,642	\$480,000	\$149.81	3	02/27/24	\$480,000	\$149.81	100.00
97342309	16702 Ripping Lake Court	Cypress Point Lake Estates	No	5	3	0	5	3,137	2004	21,027	\$469,900	\$149.79	2	12/21/23	\$485,000	\$154.61	103.21
66483562	15519 Stoneridge Park Lane	Reserve At Cypress Creek	Yes	4	3	1	2	3,614	2004	8,750	\$499,000	\$138.07	7	10/20/23	\$500,000	\$138.35	100.20
92810760	15419 Mustang Crossing Circle Circle	Stable Gate Sec 01	Yes	4	3	1	2	3,601	2004	10,915	\$595,000	\$165.23	13	09/15/23	\$591,000	\$164.12	99.33
<b># LISTINGS:</b>	<b>6</b>	<b>Medians:</b>		4	3	1	2	3,410	2004	8,196	\$474,950	\$143.93	10		\$482,500	\$144.08	99.66
		<b>Minimums:</b>		4	2	0	2	3,137	2002	6,618	\$405,000	\$118.14	2		\$390,000	\$113.77	96.30
		<b>Maximums:</b>		5	3	1	5	3,614	2014	21,027	\$595,000	\$165.23	36		\$591,000	\$164.12	103.21
		<b>Averages:</b>		4	3	1	3	3,396	2006	10,347	\$478,983	\$141.06	13		\$476,833	\$140.50	99.45

#### Quick Statistics ( 6 Listings Total )

	Min	Max	Average	Median
List Price	\$405,000	\$595,000	\$478,983	\$474,950
Sold Price	\$390,000	\$591,000	\$476,833	\$482,500
Adj. Sold Price	\$390,000	\$591,000	\$474,233	\$479,700
LP/SF	\$118.14	\$165.23	\$141.06	\$143.93
SP/SF	\$113.77	\$164.12	\$140.50	\$144.08
Adj. SP/SqFt	\$113.77	\$164.12	\$139.72	\$143.46

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.

# Rent Comps

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## Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of 03/11/24 at 8:17 am

Property Type is 'Rental' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 03/11/2024 to 03/12/2023 Latitude, Longitude is within 1.50 mi of 16119 Peach Bluff Ln, Cypress, TX 77429, USA

### Rental

#### Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cis Date	Lease Price	LsP/SqFt	Ls/LP%
96933579	15311 Silverton Stone Lane	Stablewood Farms North	No	4	2	1	2	3,446	2014	6,472	\$2,600	\$0.75	48	04/20/23	\$2,600	\$0.75	100.00
45343730	14350 Glade Point Drive	Cypress Point Sec 06	Yes	4	2	1	2	3,125	2001	6,510	\$2,700	\$0.86	*78	01/11/24	\$2,700	\$0.86	100.00
54774528	16746 Spring Glade Drive	Cypress Point Sec 07	No	5	3	1	3	3,424	2003	6,712	\$2,750	\$0.80	25	07/01/23	\$2,750	\$0.80	100.00
11155311	16207 Latticevine	Park/Arbordale Sec 2	No	4	3	1	2	3,707	2013	9,326	\$3,245	\$0.88	*129	10/16/23	\$3,245	\$0.88	100.00
27545390	15119 Shady Gate Court	Reserve At Cypress Creek	Yes	4	3	1	3	3,617	2003	9,148	\$3,750	\$1.04	*71	06/10/23	\$3,750	\$1.04	100.00
8727845	15307 Stoneridge Park Lane	Reserve At Cypress Creek	Yes	4	3	1	1	3,617	2004	14,395	\$4,350	\$1.20	17	07/30/23	\$4,350	\$1.20	100.00
<b># LISTINGS:</b>	<b>6</b>	<b>Medians:</b>		4	3	1	2	3,532	2004	7,930	\$2,998	\$0.87	60		\$2,998	\$0.87	100.00
		<b>Minimums:</b>		4	2	1	1	3,125	2001	6,472	\$2,600	\$0.75	17		\$2,600	\$0.75	100.00
		<b>Maximums:</b>		5	3	1	3	3,707	2014	14,395	\$4,350	\$1.20	129		\$4,350	\$1.20	100.00
		<b>Averages:</b>		4	3	1	2	3,489	2006	8,761	\$3,233	\$0.92	61		\$3,233	\$0.92	100.00

#### Quick Statistics ( 6 Listings Total )

	Min	Max	Average	Median
<b>LisList Price</b>	\$2,600	\$4,350	\$3,233	\$2,998
<b>Sold Price</b>	\$2,600	\$4,350	\$3,233	\$2,998
<b>LP/SF</b>	\$0.75	\$1.20	\$0.92	\$0.87
<b>SP/SF</b>	\$0.75	\$1.20	\$0.92	\$0.87

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