Property Details

21326 Cypress Autumn Dr, Cypress

Property Summary

Cost Assumptions	
Purchase Price	$320,900
Improvements	$0
ARV	$320,900
Closing Costs	$6,418
Total Cost	**$327,318**

Financing Assumptions	
Downpayment	25.00%
Interest Rate	4.99%
Mortgage (Years)	30
Finance Amt	$240,675
Downpayment Amt	$80,225
Mortgage Payment	$1,291
Cash Outlay	**$86,643**

Revenue Assumptions	
Monthly Rent	$2,500
Vacancy Rate	3%
Annual Appreciation	7%
Annual Expense Increase	3%

Key ROI Metrics	
Y1 Total Return	$26,815
Y1 ROI	**30.95%**
Y5 Property Value	$459,080
Y5 Mortgage Balance	$220,977
Y5 Equity	**$238,103**
Y5 ROI	**196.10%**

Cashflow/Concession Request	Y1	Y5
Monthly Rent	$2,500	$3,277
Vacancy Loss	($75)	($98)
PITI Payment	$2,036	$2,129
	$389	**$1,050**
Operating Expenses	$361	$442
	$29	**$608**
Annual Cashflow*	**$346**	**$7,293**

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

Sale Comps

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Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of **04/05/24** at **9:49 am**

Property Type is 'Single-Family' **Status** is 'Sold' **Status Contractual Search Date** is 04/05/2024 to 10/08/2023 **Year Built** is 2022+ **Latitude, Longitude** is within 0.50 mi of 21715 Cypress Maple Dr, Cypress, TX 77433, 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%
48098676	21243 Gulf Front Drive	Marvida	No	3	2	0	2	1,585	2023	5,189	$299,995	$189.27	31	01/19/24	$299,995	$189.27	100.00
97675891	8054 Cypress Bonsai	CYPRESS OAKS NORTH	No	4	2	0	2	1,637	2023		$307,900	$188.09	16	01/18/24	$300,000	$183.26	97.43
98757543	21707 Cypress Maple Drive	Cypress Oaks North	No	3	2	0	2	1,584	2023		$300,900	$189.96	26	02/28/24	$300,000	$189.39	99.70
79314291	21618 Coral Mist Drive	Marvida	No	3	2	0	2	1,535	2023		$314,990	$205.21	102	10/25/23	$305,782	$199.21	97.08
46237109	21630 Sandy Dune Drive	Marvida	No	3	2	0	2	1,535	2023		$319,990	$208.46	100	10/30/23	$306,000	$199.35	95.63
19400939	8038 Cypress Bonsai Drive	Cypress Oaks North	No	4	2	0	2	1,637	2023	4,400	$307,900	$188.09	80	12/21/23	$307,900	$188.09	100.00
61986658	21639 Cypress Maple	Cypress Oaks North	No	4	2	0	2	1,637	2023	4,400	$307,900	$188.09	24	12/29/23	$307,900	$188.09	100.00
74812918	21627 Cypress Maple Drive	Cypress Oaks North	No	3	2	0	2	1,645	2022		$310,900	$189.00	129	03/27/24	$310,900	$189.00	100.00
67696967	21615 Sandy Dune Drive	Marvida	No	3	2	0	2	1,604	2023	5,143	$335,990	$209.47	*140	03/15/24	$313,999	$195.76	93.45
36440394	8114 Royal Breeze Drive	Marvida	No	3	2	0	2	1,535	2023		$327,990	$213.67	69	11/30/23	$314,000	$204.56	95.73
11472164	21634 Sandy Dune Drive	Marvida	No	3	2	1	2	1,668	2023		$319,990	$191.84	15	11/17/23	$319,990	$191.84	100.00
47368680	21603 Sandy Dune Drive	Marvida	No	3	2	0	2	1,604	2023	5,143	$340,990	$212.59	100	03/27/24	$321,121	$200.20	94.17
15734559	21670 Sandy Dune Drive	Marvida	No	3	2	0	2	1,604	2024	9,457	$339,990	$211.96	127	02/26/24	$327,500	$204.18	96.33
73240373	8118 Royal Breeze Drive	Marvida	No	3	2	1	2	1,673	2023		$334,990	$200.23	119	10/26/23	$329,000	$196.65	98.21
# LISTINGS:	**14**	**Medians:**		3	2	0	2	1,604	2023	5,143	$317,490	$196.04	90		$309,400	$193.80	97.82
		Minimums:		3	2	0	2	1,535	2022	4,400	$299,995	$188.09	15		$299,995	$183.26	93.45
		Maximums:		4	2	1	2	1,673	2024	9,457	$340,990	$213.67	140		$329,000	$204.56	100.00
		Averages:		3	2	0	2	1,606	2023	5,622	$319,315	$199.00	77		$311,721	$194.20	97.70

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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Rent Comps

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Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of **04/05/24** at **9:50 am**

Property Type is 'Rental' **Status** is 'Sold' **Status Contractual Search Date** is 04/05/2024 to 10/08/2023 **Latitude, Longitude** is within 1.00 mi of 21715 Cypress Maple Dr, Cypress, TX 77433, USA

Rental

Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Lease Price	LsP/SqFt	Ls/LP%
11329851	21635 Cypress Maple Drive	Cypress Oaks North	No	3	2	0	2	1,584	2023		$2,300	$1.45	26	11/17/23	$2,300	$1.45	100.00
91434228	8042 Cypress Bonsai Drive	Cypress Oaks North	No	3	2	0	2	1,584	2023		$2,300	$1.45	38	12/15/23	$2,300	$1.45	100.00
76110837	8110 Royal Breeze Drive	Marvida	No	3	2	0	2	1,604	2023	5,000	$2,299	$1.43	12	03/15/24	$2,400	$1.50	104.39
84952058	21615 Sandy Dune Drive	Marvida	No	3	2	0	2	1,604	2023	5,143	$2,299	$1.43	5	04/01/24	$2,400	$1.50	104.39
51936797	21135 Dolphin Bay Ln Lane	Marvida Sec 12	No	3	2	0	2	1,580	2023	5,135	$2,500	$1.58	59	03/01/24	$2,500	$1.58	100.00
70922771	7618 Coral Lake Drive	Marvida Sec 18	No	3	2	0	2	1,481	2023	5,738	$2,600	$1.76	29	12/28/23	$2,600	$1.76	100.00
80569528	7922 Coco Verde Drive	Marvida	No	3	2	0	2	1,702	2023	5,520	$2,650	$1.56	42	11/01/23	$2,650	$1.56	100.00
15460778	21246 Catalina Palm Drive	Marvida	No	3	2	0	2	1,631	2022	4,800	$2,450	$1.50	12	03/04/24	$2,845	$1.74	116.12
# LISTINGS:	**8**	**Medians:**		3	2	0	2	1,594	2023	5,139	$2,375	$1.48	28		$2,450	$1.53	100.00
		Minimums:		3	2	0	2	1,481	2022	4,800	$2,299	$1.43	5		$2,300	$1.45	100.00
		Maximums:		3	2	0	2	1,702	2023	5,738	$2,650	$1.76	59		$2,845	$1.76	116.12
		Averages:		3	2	0	2	1,596	2023	5,223	$2,425	$1.52	28		$2,499	$1.57	103.11

Quick Statistics (8 Listings Total)

	Min	Max	Average	Median
LisList Price	$2,299	$2,650	$2,425	$2,375
Sold Price	$2,300	$2,845	$2,499	$2,450
LP/SF	$1.43	$1.76	$1.52	$1.48
SP/SF	$1.45	$1.76	$1.57	$1.53

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