

Property Details

16119 Peach Bluff Ln, Cypress



Property Summary

Cost Assumptions	
Purchase Price	\$370,000
Improvements	\$0
ARV	\$370,000
Closing Costs	\$7,400
Total Cost	\$377,400

Financing Assumptions	
Downpayment	25.00%
Interest Rate	7.25%
Mortgage (Years)	30
Finance Amt	\$277,500
Downpayment Amt	\$92,500
Mortgage Payment	\$1,893
Cash Outlay	\$99,900

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

Key ROI Metrics	
Y1 Total Return	\$29,651
Y1 ROI	29.68%
Y5 Property Value	\$529,323
Y5 Mortgage Balance	\$261,901
Y5 Equity	\$267,422
Y5 ROI	193.01%

Cashflow/Concession Request		
	Y1	Y5
Monthly Rent	\$3,250	\$4,260
Vacancy Loss	(\$98)	(\$128)
PITI Payment	\$2,692	\$2,793
	\$460	\$1,340
Operating Expenses	\$415	\$513
	\$46	\$826
Annual Cashflow*	\$547	\$9,916

* 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 05/10/24 at 9:52 am

Property Type is 'Single-Family' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 05/10/2024 to 11/12/2023 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%
40415584	15202 Monarch Creek Lane	Stablewood Farms North Sec 5	No	4	3	1	2	3,353	2012	7,933	\$399,000	\$119.00	6	04/18/24	\$390,000	\$116.31	97.74
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
75617150	16330 Stable Manor Lane	Stablewood Farms North Sec 3	No	4	3	0	2	2,967	2013	8,982	\$427,000	\$143.92	9	03/29/24	\$393,000	\$132.46	92.04
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
# LISTINGS:	4	Medians:		4	3	1	2	3,373	2013	7,532	\$415,000	\$122.15	14		\$391,500	\$119.33	96.97
		Minimums:		4	2	0	2	2,967	2002	6,618	\$399,000	\$118.14	6		\$390,000	\$113.77	92.04
		Maximums:		5	3	1	2	3,428	2014	8,982	\$427,000	\$143.92	36		\$415,000	\$132.46	97.74
		Averages:		4	3	1	2	3,285	2010	7,666	\$414,000	\$126.59	18		\$397,000	\$121.22	95.93

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$399,000	\$427,000	\$414,000	\$415,000
Sold Price	\$390,000	\$415,000	\$397,000	\$391,500
Adj. Sold Price	\$387,500	\$405,000	\$393,875	\$391,500
LP/SF	\$118.14	\$143.92	\$126.59	\$122.15
SP/SF	\$113.77	\$132.46	\$121.22	\$119.33
Adj. SP/SqFt	\$113.77	\$132.46	\$120.30	\$117.49

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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Listings as of 05/10/24 at 9:53 am

Property Type is 'Rental' Status is 'Sold' Status Contractual Search Date is 05/10/2024 to 05/11/2023 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%
23196482	16003 Peach Bluff Lane	Stablewood Farms North Sec 5	No	4	2	1	2	3,439	2012	6,662	\$2,400	\$0.70	62	05/06/24	\$2,300	\$0.67	95.83
23820055	15422 Paloma Crossing Court	Stablewood Farms North Sec 7	No	4	2	1	2	3,006	2013	5,620	\$2,500	\$0.83	67	11/01/23	\$2,500	\$0.83	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
87054808	16746 Spring Barker Drive	Cypress Point Sec 07	No	4	3	1	2	3,025	2003	7,688	\$3,350	\$1.11	37	02/29/24	\$3,350	\$1.11	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
# LISTINGS:	7	Medians:		4	3	1	2	3,424	2003	6,712	\$2,750	\$0.86	62		\$2,750	\$0.86	100.00
		Minimums:		4	2	1	1	3,006	2001	5,620	\$2,400	\$0.70	17		\$2,300	\$0.67	95.83
		Maximums:		5	3	1	3	3,617	2013	14,395	\$4,350	\$1.20	78		\$4,350	\$1.20	100.00
		Averages:		4	3	1	2	3,322	2006	8,105	\$3,114	\$0.93	51		\$3,100	\$0.93	99.40

Quick Statistics (7 Listings Total)

	Min	Max	Average	Median
LisList Price	\$2,400	\$4,350	\$3,114	\$2,750
Sold Price	\$2,300	\$4,350	\$3,100	\$2,750
LP/SF	\$0.70	\$1.20	\$0.93	\$0.86
SP/SF	\$0.67	\$1.20	\$0.93	\$0.86

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