

# Property Details

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30019 Willow Brook Ln, Brookshire



# Property Summary

Cost Assumptions	
Purchase Price	\$450,000
Improvements	\$0
ARV	\$450,000
Closing Costs	\$9,000
<b>Total Cost</b>	<b>\$459,000</b>

Financing Assumptions	
Downpayment	25.00%
Interest Rate	7.25%
Mortgage (Years)	30
Finance Amt	\$337,500
Downpayment Amt	\$112,500
Mortgage Payment	\$2,302
<b>Cash Outlay</b>	<b>\$121,500</b>

Revenue Assumptions	
Monthly Rent	\$3,850
Vacancy Rate	3%
Annual Appreciation	7%
Annual Expense Increase	3%

Key ROI Metrics	
Y1 Total Return	\$36,119
<b>Y1 ROI</b>	<b>29.73%</b>
Y5 Property Value	\$643,771
Y5 Mortgage Balance	\$318,528
<b>Y5 Equity</b>	<b>\$325,243</b>
<b>Y5 ROI</b>	<b>192.86%</b>

Cashflow/Concession Request		
	Y1	Y5
Monthly Rent	\$3,850	\$5,047
Vacancy Loss	(\$116)	(\$151)
PITI Payment	\$3,274	\$3,396
	<b>\$461</b>	<b>\$1,499</b>
Operating Expenses	\$400	\$506
	<b>\$60</b>	<b>\$993</b>
Annual Cashflow*	<b>\$723</b>	<b>\$11,920</b>

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

**Property Notes:** Cashflow-positive SFH built in 2012 in Energy Corridor. Zoned to award winning Katy ISD. This is one of our favorite markets for appreciation. Large 4 bed with upgraded finishes and a high quality, stable tenant pool.

# Sale Comps

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 eXp Realty, LLC



## Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of 05/10/24 at 11:28 am

Property Type is 'Single-Family' Status is 'Sold' Status Contractual Search Date is 05/10/2024 to 11/12/2023 Year Built is 2007 to 2017 Latitude, Longitude is within 1.00 mi of 30019 Willow Brook Ln, Brookshire, TX 77423, 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%
20718248	30205 Live Oak Way	Willow Creek Farms 2 Sec 2	No	4	2	1	2	3,247	2015	6,543	\$408,000	\$125.65	142	01/23/24	\$395,000	\$121.65	96.81
87786415	30038 Willow Walk Lane	Willow Creek Farms Sec 1	No	4	3	1	3	3,233	2010	7,543	\$435,000	\$134.55	34	05/08/24	\$425,000	\$131.46	97.70
7102039	30236 Creekside Drive	Willow Creek Farms 2 Sec 2	No	4	2	1	2	3,247	2015	5,929	\$460,000	\$141.67	11	02/08/24	\$454,000	\$139.82	98.70
52831525	31128 Pecan Creek Drive	Willow Creek Farms 2 Sec 3	Yes	4	3	1	2	3,248	2016	8,664	\$494,000	\$152.09	3	02/14/24	\$504,000	\$155.17	102.02
41094927	32134 WILLOW OAK Way	WILLOW CREEK FARMS 2	Yes	4	3	1	3	3,322	2016	10,951	\$625,000	\$188.14	26	04/19/24	\$625,000	\$188.14	100.00
<b># LISTINGS:</b>	<b>5</b>	<b>Medians:</b>		4	3	1	2	3,247	2015	7,543	\$460,000	\$141.67	26		\$454,000	\$139.82	98.70
		<b>Minimums:</b>		4	2	1	2	3,233	2010	5,929	\$408,000	\$125.65	3		\$395,000	\$121.65	96.81
		<b>Maximums:</b>		4	3	1	3	3,322	2016	10,951	\$625,000	\$188.14	142		\$625,000	\$188.14	102.02
		<b>Averages:</b>		4	3	1	2	3,259	2014	7,926	\$484,400	\$148.42	43		\$480,600	\$147.25	99.05

#### Quick Statistics ( 5 Listings Total )

	Min	Max	Average	Median
List Price	\$408,000	\$625,000	\$484,400	\$460,000
Sold Price	\$395,000	\$625,000	\$480,600	\$454,000
Adj. Sold Price	\$393,500	\$620,000	\$476,674	\$453,500
LP/SF	\$125.65	\$188.14	\$148.42	\$141.67
SP/SF	\$121.65	\$188.14	\$147.25	\$139.82
Adj. SP/SqFt	\$121.19	\$186.63	\$146.05	\$139.67

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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 eXp Realty, LLC



## Comparative Market Analysis

Prepared By: Victor Steffen

Listings as of 05/10/24 at 11:27 am

Property Type is 'Rental' Status is 'Sold' Status Contractual Search Date is 05/10/2024 to 11/12/2023 Latitude, Longitude is within 1.50 mi of 30019 Willow Brook Ln, Brookshire, TX 77423, 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%
21090422	28922 Woods Rose Court	Firethorne West Sec 17	No	4	3	0	2	3,214	2021	7,500	\$3,200	\$1.00	21	01/12/24	\$3,200	\$1.00	100.00
63537179	2211 Almond Creek Lane	Jordan Ranch	No	4	3	1	2	3,005	2021	8,634	\$3,450	\$1.15	94	11/21/23	\$3,300	\$1.10	95.65
15367037	1822 Bending Willow Lane	Young Ranch	No	5	4	1	2	3,740	2021	9,750	\$3,700	\$0.99	*132	03/21/24	\$3,700	\$0.99	100.00
55121763	28902 Ally Lynn Way	Firethorne West Sec 19	No	4	3	1	3	3,580	2021	10,440	\$3,850	\$1.08	5	03/14/24	\$3,750	\$1.05	97.40
89109093	29406 Amber Meadows	Young Ranch	No	5	4	1	3	3,937	2017		\$4,200	\$1.07	72	03/15/24	\$4,000	\$1.02	95.24
24922533	3006 rockcross ln	Jordan ranch	No	4	3	1	3	3,308	2023	8,745	\$5,000	\$1.51	58	04/15/24	\$4,300	\$1.30	86.00
61239073	2203 Almond Creek Lane	Jordan Ranch Sec 20	No	4	3	1	3	3,295	2021	9,478	\$3,995	\$1.21	36	04/17/24	\$4,600	\$1.40	115.14
<b># LISTINGS:</b>	<b>7</b>	<b>Medians:</b>		4	3	1	3	3,308	2021	9,112	\$3,850	\$1.08	58		\$3,750	\$1.05	97.40
		<b>Minimums:</b>		4	3	0	2	3,005	2017	7,500	\$3,200	\$0.99	5		\$3,200	\$0.99	86.00
		<b>Maximums:</b>		5	4	1	3	3,937	2023	10,440	\$5,000	\$1.51	132		\$4,600	\$1.40	115.14
		<b>Averages:</b>		4	3	1	3	3,440	2021	9,091	\$3,914	\$1.14	60		\$3,836	\$1.12	98.49

#### Quick Statistics ( 7 Listings Total )

	Min	Max	Average	Median
<b>LisList Price</b>	\$3,200	\$5,000	\$3,914	\$3,850
<b>Sold Price</b>	\$3,200	\$4,600	\$3,836	\$3,750
<b>LP/SF</b>	\$0.99	\$1.51	\$1.14	\$1.08
<b>SP/SF</b>	\$0.99	\$1.40	\$1.12	\$1.05

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