



### 734 Magic Oaks Dr

Spring, TX 77388  
 4 Bedrooms, 2.5 Bath 2 Car Garage  
 1980 sqft  
 9030 sqft lot  
 1971 year built

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ARV	160,000	70%	112,000
Sales Price	79,900	INS	67
Repairs Needed	40,000	Loan Term	30
EXP RENT	1,450	Annual interest	4.75%
Tax Year	3,489	Payment per year	12
Two Closes Cost	8,000	Interest & Principal	584
HOA-Monthly	50	Tax	291

		Equity Growth 30 yr	Total	Cash flow 30 yr	Total	Vac/Maint	Possible Profit 30 yr
Appreciation	1.00%	48,000	208,000	180,000	388,000	77,600	294,500
Appreciation	2.00%	96,000	256,000	180,000	436,000	87,200	332,900
Appreciation	3.00%	144,000	304,000	180,000	484,000	96,800	371,300
Appreciation	4.00%	192,000	352,000	180,000	532,000	106,400	409,700

Annual Cash flow	\$5,501.06		
Gate Code			
Lock Box		PITI	992
OCC or VAC		Expected Cash Flow	\$458
Alarm		Out of Pocket	15,900
Year Built		ROI	34.60%
Seller	AHB		
(ACT - Pend)	ACT		

\$500

<b>Cash Flow:</b>	<b>\$458</b>
<b>Out of Pocket:</b>	<b>\$15,900</b>
<b>ROI- Cash on Cash:</b>	<b>34.60%</b>
<b>Sales Price:</b>	<b>\$79,900</b>
<b>Repairs:</b>	<b>\$40,000</b>
<b>PITI:</b>	<b>\$992</b>
<b>Expected Rent Rate:</b>	<b>\$1,450</b>

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