

JET LENDING, LLC

PANNNEL

HOU TX 77020
 3 Bedrooms, 2 Bath
 1716 sqft
 5500 sqft lot
 1930 year built



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ARV	150,000	70%	105,000
Sales Price	70,000	INS	58
Repairs Needed	55,000	Loan Term	30
EXP RENT	1,200	Annual interest	4.75%
Tax Year	877	Payment per year	12
Two Closes Cost	8,000	Interest & Principal	548
HOA-Monthly	0	Tax	73

		Equity Growth 30 yr	Total	Cash flow 30 yr	Total	Vac/Maint	Possible Profit 30 yr
Appreciation	1.00%	45,000	195,000	181,080	376,080	75,216	272,864
Appreciation	2.00%	90,000	240,000	181,080	421,080	84,216	308,864
Appreciation	3.00%	135,000	285,000	181,080	466,080	93,216	344,864
Appreciation	4.00%	180,000	330,000	181,080	511,080	102,216	380,864
Annual Cash flow	\$6,250.24	Expected Cash Flow	521	503			
		PITI	679				
		Out of Pocket	28,000				
		ROI	22.32%				

Cash Flow: \$521

Out of Pocket: \$28,000

ROI- Cash on Cash: 22.32%

Sales Price: \$70,000

Repairs: \$55,000

PITI: \$679

Expected Rent Rate: \$1,200

At this price, buyer pays title policy and all closing costs. Buyer's realtor fee will be added to the sales price, if applicable. Seller will pay all prorated property taxes. The owners of Jet Lending, LLC are licensed real estate agents. Jet Lending, LLC is providing financing for investors for this property. Jet Lending, LLC finances non-owner occupied properties for investors only. Jet Lending, LLC does not provide any financing for owner occupants. Real estate investors are encouraged to verify all estimated numbers independently. Jet Lending, LLC assumes no liability either expressed or implied for the accuracy of the information above. Investors must do their due diligence for each interested property.

Even though we are negotiating this offer, the property will remain available and all new offers will be considered until a contract is signed & executed.