

Property Location: Conroe, TX 75141		
Available Benefit (Used for Price Reduction & Covering Year 1 Management)		\$33,288
Retail Price		\$289,900
Premier Turnkey Price (covered by Available Benefit)		\$258,160
Bed		4
Bath		2
Garage		2
Sq Ft		1,793
Completion Date		Apr 2025
Loan		
Down Payment Percent		25%
Loan Amount		\$193,620.00
Down Payment		\$64,540.00
Estimated Points for Rate (3% Sales Price)		\$7,744.80
Estimated Closing Costs (3% Sales Price)		\$7,744.80
Total Capital Needed		\$80,029.60
Estimated Interest Rate		5.500%
Loan Type		DSCR 30/10 Interest Only
	Monthly	Yearly
Principal & Interest Payment	\$887.43	\$10,649.10
Assumptions		
Year 1 Potential Vacancy Rate		4%
Year 1 Property Mgmt Rate (management covered by Available Benefit, \$129/mo in Year 2)		0%
Year 1 Potential Maintenance Rate		0%
Income & Expenses		
	Monthly	Yearly
Base Monthly Rent	\$2,130.00	\$25,560.00
Pet Rent	\$0.00	\$0.00
Estimated Insurance Premium	\$208.33	\$2,500.00
Estimated Property Tax (2.0732% Effective Rate)	\$446.01	\$5,352.17
Home Owners Association	\$38.00	\$456.00
Utilities	\$0.00	\$0.00
Landscaping	\$0.00	\$0.00
Gross Scheduled Income	\$2,130.00	\$25,560.00
Year 1 Vacancy	\$85.20	\$1,022.40
Year 1 Maintenance	\$0.00	\$0.00
Year 1 Property Management (management covered by Available Benefit)	\$0.00	\$0.00
Net Operating Income (NOI)	\$1,352.45	\$16,229.43
Principal & Interest Payment	\$887.43	\$10,649.10
Total Cash Flow	\$465.03	\$5,580.33
Leasing Status		
Lease Start Date		5/15/2025
Lease End Date		5/31/2026
Return on Investment		
Year 1 Cash-On-Cash		6.97%
Year 1 Cap Rate		6.29%
Year 1 ROI w/ Tax Offset		10.06%
10 Year Appreciation Percentage for Market (Q3 2015 - Q3 2025)		111.60%
Yearly Appreciation Average Last 10 Years		7.78%
Year 1 ROI with Avg Appreciation		35.16%
Total Year 1 ROI w/ Loan Paydown		35.16%
<p>The rate listed in this proforma is based on a quote from Premier Turnkey's recommended lender on the day this proforma was created. It is based on the buyer having a FICO score of 780 or higher, putting 25% down, and an estimated purchase price of \$300,000. The rate is also based on the property having a DSCR ratio of 1.25 or higher and a Pre-Payment Penalty being utilized. Your rate may change based on market fluctuations or the above criteria not being met.</p> <p><i>If you'd like to have the most up to date information, please reach out to Premier Turnkey and/or their recommended lender directly.</i></p> <p>Insurance estimate is based on average price per square foot in the area given by our recommended insurance company. It is not a quote directly for the address.</p>		