



Asking Price	\$375,000.00	
Market Value	\$375,000.00	
Purchase Price	\$369,000.00	
Down Payment	\$92,250.00	
Initial Repairs	\$0.00	
Closing Costs	\$3,690.00	
Investment Capital	\$95,940.00	
Rent	\$3,140.00	\$37,680.00
Vacancy	\$0.00	\$0.00
Property Taxes	\$821.83	\$9,862.00
Insurance	\$75.00	\$900.00
HOA Fee	\$114.50	\$1,374.00
Maintenance and Repairs	\$94.20	\$1,130.40
Property Management	\$157.00	\$1,884.00
Leasing Fee	\$0.00	\$0.00
Landlord-Paid Utilities	\$0.00	\$0.00
Total Operating Expenses	\$1,262.53	\$15,150.40
Net Operating Income	\$1,877.47	\$22,529.60
Mortgage Pmt @ 5.375% - 25% Down	\$1,549.72	\$18,596.64
Cash Flow	\$327.75	\$3,932.96
Principal Paydown	\$317.12	\$3,805.42
Appreciation Return	\$1,230.00	\$14,760.00
Total Return	\$1,874.86	\$22,498.38
Depreciation Deduction	\$10,912.50	
10-Year Annual Rate of Return	15.68%	
Cash-on-Cash Rate of Return YR 1	4.10%	

100-102 Hidden Springs, Bastrop TX



<https://www.loopnet.com/Listing/100-102-Hidden-Springs-Dr-Bastrop-TX/13878701/>

Two year old Luxury Duplex fully leased to great tenants through July 2019. Located in Pecan Park just west of the Colorado River! High end features include granite kitchen countertops, tiled back splash, recessed lighting in kitchen as well as pendant lighting over breakfast bar, under-mount kitchen sink, modern brushed nickel plumbing fixtures, upscale wood look plank tile flooring, upgraded carpet, walk in master shower, covered patio, 2 car garage, and fenced back yard. This Master Planned community offers amenities including jogging & hiking trails, playground, clubhouse and pool, as well as access to the Colorado River!

6 Bedrooms 4 Baths	Year Built: 2016	Sub: Pecan Park
Size: 2612 SF	School District: Bastrop ISD	Property Type: Duplex
Price/SF: \$ 141.27	Rent/SF: \$ 1.2	Market: Austin

Note: For illustration purposes only. Investors are encouraged to do their due diligence and verify all information



100-102 Hidden Springs, Bastrop TX Cashflows

Year	0	1	2	3	4	5	6	7	8	9	10
Potential Rent		\$37,680.00	\$38,810.40	\$39,974.71	\$41,173.95	\$42,409.17	\$43,681.45	\$44,991.89	\$46,341.65	\$47,731.90	\$49,163.85
Vacancy		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross Operating Income		\$37,680.00	\$38,810.40	\$39,974.71	\$41,173.95	\$42,409.17	\$43,681.45	\$44,991.89	\$46,341.65	\$47,731.90	\$49,163.85
Property Taxes		\$9,862.00	\$10,157.86	\$10,462.60	\$10,776.47	\$11,099.77	\$11,432.76	\$11,775.74	\$12,129.02	\$12,492.89	\$12,867.67
Insurance		\$900.00	\$927.00	\$954.81	\$983.45	\$1,012.96	\$1,043.35	\$1,074.65	\$1,106.89	\$1,140.09	\$1,174.30
HOA Fee		\$1,374.00	\$1,374.00	\$1,374.00	\$1,374.00	\$1,374.00	\$1,374.00	\$1,374.00	\$1,374.00	\$1,374.00	\$1,374.00
Maintenance and Repairs		\$1,130.40	\$1,164.31	\$1,199.24	\$1,235.22	\$1,272.28	\$1,310.44	\$1,349.76	\$1,390.25	\$1,431.96	\$1,474.92
Property Management		\$1,884.00	\$1,940.52	\$1,998.74	\$2,058.70	\$2,120.46	\$2,184.07	\$2,249.59	\$2,317.08	\$2,386.59	\$2,458.19
Leasing Fee		\$0.00	\$701.82	\$722.88	\$744.56	\$766.90	\$789.91	\$813.60	\$838.01	\$863.15	\$889.05
Utilities		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses - \$		\$15,150.40	\$16,265.51	\$16,712.26	\$17,172.41	\$17,646.36	\$18,134.53	\$18,637.35	\$19,155.25	\$19,688.68	\$20,238.12
%		40.21%	41.91%	41.81%	41.71%	41.61%	41.52%	41.42%	41.33%	41.25%	41.16%
Net Operating Income		\$22,529.60	\$22,544.89	\$23,262.45	\$24,001.55	\$24,762.81	\$25,546.92	\$26,354.55	\$27,186.40	\$28,043.21	\$28,925.73
Mortgage Payments		\$18,596.64	\$18,596.64	\$18,596.64	\$18,596.64	\$18,596.64	\$18,596.64	\$18,596.64	\$18,596.64	\$18,596.64	\$18,596.64
Annual Cashflow (Pre-Tax)		\$3,932.96	\$3,948.24	\$4,665.81	\$5,404.90	\$6,166.17	\$6,950.27	\$7,757.90	\$8,589.76	\$9,446.57	\$10,329.09
Loan Balance		\$272,935.61	\$268,911.07	\$264,664.80	\$260,184.58	\$255,457.53	\$250,470.05	\$245,207.79	\$239,655.61	\$233,797.53	\$227,616.71
Market Value		\$390,000.00	\$405,600.00	\$421,824.00	\$438,696.96	\$456,244.84	\$474,494.63	\$493,474.42	\$513,213.39	\$533,741.93	\$555,091.61
Equity (after Costs of Sale)		\$89,764.39	\$108,296.93	\$127,631.52	\$147,803.59	\$168,850.17	\$190,809.96	\$213,723.42	\$237,632.85	\$262,582.46	\$288,618.48
IRR Calculation	-\$95,940.00	\$3,932.96	\$3,948.24	\$4,665.81	\$5,404.90	\$6,166.17	\$6,950.27	\$7,757.90	\$8,589.76	\$9,446.57	\$298,947.57



100-102 Hidden Springs, Bastrop TX Rent Roll

Address	Beds/Baths/Gar	Square Footage	Monthly Rent	Annual Rent	Lease Expiration
100 Hidden Springs	3/2/2	1306	\$ 1,595.00	\$ 19,140.00	April 30, 2019
102 Hidden Springs	3/2/2	1306	\$ 1,545.00	\$ 18,540.00	August 31, 2019
Total		2612	\$ 3,140.00	\$ 37,680.00	