



Asking Price	\$179,900.00	
Market Value	\$191,373.00	
Purchase Price	\$179,900.00	
Down Payment	\$35,980.00	
Make Ready	\$0.00	
Closing Costs	\$3,598.00	
Investment Capital	\$39,578.00	
Rent	\$1,525.00	\$18,300.00
Vacancy	\$0.00	\$0.00
Property Taxes	\$374.58	\$4,495.00
Insurance	\$100.00	\$1,200.00
HOA Fee	\$25.00	\$300.00
Maintenance and Repairs	\$76.25	\$915.00
Property Management	\$0.00	\$0.00
Leasing Fee	\$63.54	\$762.50
Landlord-Paid Utilities	\$0.00	\$0.00
Total Operating Expenses	\$639.38	\$7,672.50
Net Operating Income	\$885.63	\$10,627.50
Mtg Payment @ 3.875% - 20% Down	\$676.77	\$8,121.18
Cash Flow	\$208.86	\$2,506.32
Principal Paydown	\$215.47	\$2,585.63
Appreciation Return	\$484.23	\$5,810.77
Total Return	\$908.56	\$10,902.72
Depreciation Deduction	\$5,568.95	
10-Year Annual Rate of Return	18.69%	
Cash-on-Cash Rate of Return	6.33%	

16306 Kendons Way, Cypress TX



<https://www.signaturehouston.com/property-search/detail/70/73220347/16306-kendons-way-in-cypress-tx-77429/>

Perfect Investment Property in Cypress: Gorgeous 3 bedroom home zoned to acclaimed CyFair ISD! No back neighbors! Walking distance to park and playground! Open and flowing floorplan with fully tiled, spacious living room and kitchen down, 4 bedrooms and roomy Gameroom with laminate flooring up. No Carpet at all!

3 Bedrooms 2 Baths	Year Built: 2004	Sub: Cypress Ridge
Size: 2103 SF	School District: Cy-Fair ISD	Property Type: SFR
Price/SF: \$ 85.54	Rent/SF: \$ 0.73	Market: Cypress

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



16306 Kendons Way, Cypress TX

Year	0	1	2	3	4	5	6	7	8	9	10
Potential Rent		\$18,300.00	\$18,849.00	\$19,414.47	\$19,996.90	\$20,596.81	\$21,214.72	\$21,851.16	\$22,506.69	\$23,181.89	\$23,877.35
Vacancy		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross Operating Income		\$18,300.00	\$18,849.00	\$19,414.47	\$19,996.90	\$20,596.81	\$21,214.72	\$21,851.16	\$22,506.69	\$23,181.89	\$23,877.35
Property Taxes		\$4,495.00	\$4,629.85	\$4,768.75	\$4,911.81	\$5,059.16	\$5,210.94	\$5,367.27	\$5,528.28	\$5,694.13	\$5,864.96
Insurance		\$1,200.00	\$1,236.00	\$1,273.08	\$1,311.27	\$1,350.61	\$1,391.13	\$1,432.86	\$1,475.85	\$1,520.12	\$1,565.73
HOA Fee		\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Maintenance and Repairs		\$915.00	\$942.45	\$970.72	\$999.85	\$1,029.84	\$1,060.74	\$1,092.56	\$1,125.33	\$1,159.09	\$1,193.87
Property Management		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Leasing Fee		\$762.50	\$785.38	\$808.94	\$833.20	\$858.20	\$883.95	\$910.46	\$937.78	\$965.91	\$994.89
Utilities		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses - \$		\$7,672.50	\$7,893.68	\$8,121.49	\$8,356.13	\$8,597.81	\$8,846.75	\$9,103.15	\$9,367.25	\$9,639.26	\$9,919.44
%		41.93%	41.88%	41.83%	41.79%	41.74%	41.70%	41.66%	41.62%	41.58%	41.54%
Net Operating Income		\$10,627.50	\$10,955.33	\$11,292.98	\$11,640.77	\$11,999.00	\$12,367.97	\$12,748.01	\$13,139.45	\$13,542.63	\$13,957.91
Mortgage Payments		\$8,121.18	\$8,121.18	\$8,121.18	\$8,121.18	\$8,121.18	\$8,121.18	\$8,121.18	\$8,121.18	\$8,121.18	\$8,121.18
Annual Cashflow (Pre-Tax)		\$2,506.32	\$2,834.14	\$3,171.80	\$3,519.59	\$3,877.81	\$4,246.78	\$4,626.82	\$5,018.26	\$5,421.45	\$5,836.73
Loan Balance		\$141,330.04	\$138,637.92	\$135,839.60	\$132,930.91	\$129,907.47	\$126,764.78	\$123,498.12	\$120,102.61	\$116,573.15	\$112,904.48
Market Value		\$197,554.35	\$203,935.35	\$210,522.47	\$217,322.34	\$224,341.85	\$231,588.09	\$239,068.39	\$246,790.30	\$254,761.63	\$262,990.43
Equity (after Costs of Sale)		\$42,395.50	\$51,021.96	\$59,946.29	\$69,178.87	\$78,730.45	\$88,612.15	\$98,835.48	\$109,412.37	\$120,355.16	\$131,676.62
IRR Calculation	-\$39,578.00	\$2,506.32	\$2,834.14	\$3,171.80	\$3,519.59	\$3,877.81	\$4,246.78	\$4,626.82	\$5,018.26	\$5,421.45	\$137,513.35