



Asking Price	\$435,000.00	
Market Value	\$435,000.00	
Purchase Price	\$435,000.00	
Down Payment	\$108,750.00	
Make Ready	\$0.00	
Closing Costs	\$8,700.00	
Investment Capital	\$117,450.00	
Rent	\$3,390.00	\$40,680.00
Vacancy	\$101.70	\$1,220.40
Property Taxes	\$933.00	\$11,196.00
Insurance	\$87.08	\$1,045.00
HOA Fee	\$133.33	\$1,600.00
Maintenance and Repairs	\$98.65	\$1,183.79
Property Management	\$164.42	\$1,972.98
Leasing Fee	\$98.88	\$1,186.50
Landlord-Paid Utilities	\$0.00	\$0.00
Total Operating Expenses	\$1,617.06	\$19,404.67
Net Operating Income	\$1,772.94	\$21,275.33
Mtg Payment @ 3.5% - 25% Down	\$1,465.01	\$17,580.10
Cash Flow	\$307.94	\$3,695.23
Principal Paydown	\$520.98	\$6,251.73
Appreciation Return	\$1,450.00	\$17,400.00
Total Return	\$2,278.91	\$27,346.96
Depreciation Deduction	\$12,658.50	
10-Year Annual Rate of Return	14.41%	
Cash-on-Cash Rate of Return	3.15%	

137-143 Lakeview Court, Kyle TX



Texas Management and Leasing, LLC

Turnkey 2016 Austin MSA duplex, 100% occupied with great management in place offers an excellent 15% overall rate of return (IRR) upon purchase. Both units have leases in place running through May and July 2021. Luxury Attached Townhome located in Villas at Creekside! High end features include granite kitchen countertops, tiled back splash, recessed lighting in kitchen as well as pendant lighting over breakfast bar, deep undermount kitchen sink with pull out faucet, modern brushed nickel plumbing fixtures, upscale wood look plank tile flooring, upgraded carpet, tiled walk in master shower and game room. Covered patio and fenced back yard. Walk to Tobias Elementary School.

6 Bedrooms 5 Baths	Year Built: 2016	Sub: Villas at Creekside
Size: 3530 SF	School District: Hays ISD	Property Type: Duplex
Price/SF: \$ 123.23	Rent/SF: \$ 0.96	Market: Austin

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



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Year	0	1	2	3	4	5	6	7	8	9	10
Potential Rent		\$40,680.00	\$41,493.60	\$42,323.47	\$43,169.94	\$44,033.34	\$44,914.01	\$45,812.29	\$46,728.53	\$47,663.10	\$48,616.37
Vacancy		\$1,220.40	\$1,244.81	\$1,269.70	\$1,295.10	\$1,321.00	\$1,347.42	\$1,374.37	\$1,401.86	\$1,429.89	\$1,458.49
Gross Operating Income		\$39,459.60	\$40,248.79	\$41,053.77	\$41,874.84	\$42,712.34	\$43,566.59	\$44,437.92	\$45,326.68	\$46,233.21	\$47,157.87
Property Taxes		\$11,196.00	\$11,419.92	\$11,648.32	\$11,881.28	\$12,118.91	\$12,361.29	\$12,608.51	\$12,860.68	\$13,117.90	\$13,380.26
Insurance		\$1,045.00	\$1,065.90	\$1,087.22	\$1,108.96	\$1,131.14	\$1,153.76	\$1,176.84	\$1,200.38	\$1,224.38	\$1,248.87
HOA Fee		\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
Maintenance and Repairs		\$1,183.79	\$1,207.46	\$1,231.61	\$1,256.25	\$1,281.37	\$1,307.00	\$1,333.14	\$1,359.80	\$1,387.00	\$1,414.74
Property Management		\$1,972.98	\$2,012.44	\$2,052.69	\$2,093.74	\$2,135.62	\$2,178.33	\$2,221.90	\$2,266.33	\$2,311.66	\$2,357.89
Leasing Fee		\$1,186.50	\$1,210.23	\$1,234.43	\$1,259.12	\$1,284.31	\$1,309.99	\$1,336.19	\$1,362.92	\$1,390.17	\$1,417.98
Utilities		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses - \$		\$18,184.27	\$18,515.95	\$18,854.27	\$19,199.36	\$19,551.35	\$19,910.37	\$20,276.58	\$20,650.11	\$21,031.11	\$21,419.74
%		46.08%	46.00%	45.93%	45.85%	45.77%	45.70%	45.63%	45.56%	45.49%	45.42%
Net Operating Income		\$21,275.33	\$21,732.84	\$22,199.50	\$22,675.49	\$23,161.00	\$23,656.21	\$24,161.34	\$24,676.57	\$25,202.10	\$25,738.14
Mortgage Payments		\$17,580.10	\$17,580.10	\$17,580.10	\$17,580.10	\$17,580.10	\$17,580.10	\$17,580.10	\$17,580.10	\$17,580.10	\$17,580.10
Annual Cashflow (Pre-Tax)		\$3,695.23	\$4,152.74	\$4,619.40	\$5,095.39	\$5,580.90	\$6,076.12	\$6,581.24	\$7,096.47	\$7,622.00	\$8,158.04
Loan Balance		\$319,988.84	\$313,505.00	\$306,790.54	\$299,837.27	\$292,636.70	\$285,180.02	\$277,458.13	\$269,461.60	\$261,180.65	\$252,605.18
Market Value		\$452,400.00	\$470,496.00	\$489,315.84	\$508,888.47	\$529,244.01	\$550,413.77	\$572,430.32	\$595,327.54	\$619,140.64	\$643,906.26
Equity (after Costs of Sale)		\$100,743.16	\$124,056.28	\$148,273.19	\$173,429.01	\$199,560.23	\$226,704.79	\$254,902.07	\$284,193.01	\$314,620.14	\$346,227.64
IRR Calculation	-\$117,450.00	\$3,695.23	\$4,152.74	\$4,619.40	\$5,095.39	\$5,580.90	\$6,076.12	\$6,581.24	\$7,096.47	\$7,622.00	\$354,385.68



137-143 Lakeview Court, Kyle TX Rent Roll

Address	Tenants	Beds/Baths/Gar	Square Footage	Monthly Rent	Rent/SF	Annual Rent	Lease Expiration
137 Lakeview Ct	Khalfan/Mierzwa	3/2.1/2	1765	\$ 1,695.00	\$ 0.96	\$ 20,340.00	07/31/2021
143 Lakeview Ct	Wiggins	3/2.1/2	1765	\$ 1,695.00	\$ 0.96	\$ 20,340.00	05/31/2021
Total			3,530.00	\$ 3,390.00		\$ 40,680.00	