

East Powell CO Sale Proforma

Investment Property - Buy & Hold

1728 E Powell Ave, Fort Worth, TX 76104

Multi-Family · 2 Units · 1,856 Sq.Ft.

This will be sold at CO with a tenant in place!

\$ 389,000 Purchase Price · \$ 410,000 ARV

\$ 105,030 Cash Needed · \$ 449/mo Cash Flow · 6.2% Cap Rate · 5.1% COC

Prepared by:



**the peak
group**



Property Description

ADDRESS

1728 E Powell Ave
Fort Worth, TX 76104

UNITS & RENT ROLL

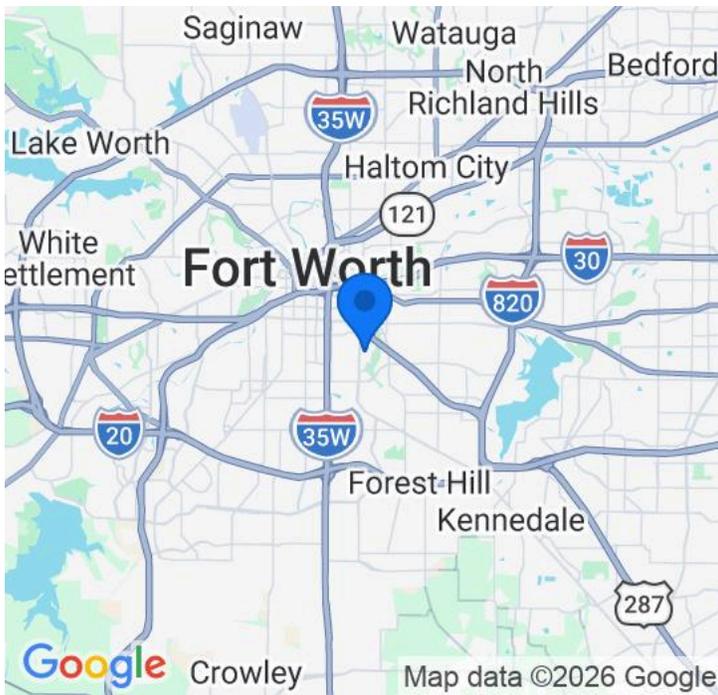
2 Units - Residential
2 Beds / 1.5 Baths / 928 Sq.Ft.
Gross Rent: \$ 1,600 Per Month

DESCRIPTION

Property Type: Multi-Family
Year Built: 2025

UNIT INFORMATION

Total Units/Spaces: 2
Total Square Footage: 1,856



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 389,000
Amount Financed:	-	\$ 291,750
Down Payment:	=	\$ 97,250
Purchase Costs:	+	\$ 7,780
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 105,030
After Repair Value:		\$ 410,000
ARV Per Square Foot:		\$ 220.9
Price Per Square Foot:		\$ 209.6
Price Per Unit:		\$ 194,500

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	4.99%
Financing Of:	Price (75%)
Loan Amount:	\$ 291,750
LTC / LTV:	75% / 71.2%
Loan Payment:	\$ 1,564 Per Month \$ 18,773 Per Year

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	6.2% / 5.9%
Cash on Cash Return:	5.1%
Return on Equity:	4%
Return on Investment:	13.4%
Internal Rate of Return:	13.4%
Rent to Value:	0.8%
Gross Rent Multiplier:	10.13
Equity Multiple:	1.13
Break Even Ratio:	86%
Debt Coverage Ratio:	1.29
Debt Yield:	8.3%

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy Rate:	0%
Appreciation:	3% Per Year
Income Increase:	3% Per Year
Expense Increase:	3% Per Year
Selling Costs:	5% of Sales Price
Depreciation Period:	27.5 Years
Land Value:	\$ 0

PURCHASE COSTS

Home Inspection:	\$ 0
Misc Closing:	\$ 7,780
Loan Points:	\$ 0
Lender Fees:	\$ 0
Title & Escrow Fees:	\$ 0
Transfer Taxes:	\$ 0
Attorney Fees:	\$ 0
Wholesaler Fees:	\$ 0

REHAB COSTS

Rehab Costs:	\$ 0
Cost Overrun (0%):	\$ 0
Total:	\$ 0
Total Per Square Foot:	\$ 0

Total: **\$ 7,780**

Cash Flow (Year 1)

	Monthly	Yearly
CASH FLOW		
Gross Rent:	\$ 3,200	\$ 38,400
Vacancy (-%):	-	\$ 0
Other Income:	+	\$ 0
<hr/>		
Operating Income:	=	\$ 3,200
Operating Expenses (37.1%):	-	\$ 1,187
<hr/>		
Net Operating Income:	=	\$ 2,013
Loan Payments:	-	\$ 1,564
<hr/>		
Cash Flow:	=	\$ 449
Cash Flow Per Unit:		\$ 225

	Monthly	Yearly
OTHER INCOME		
Total:	\$ 0	\$ 0

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 776	\$ 9,311
Insurance:	\$ 187	\$ 2,246
Property Management:	\$ 224	\$ 2,688
Capital Expenditures:	\$ 0	\$ 0
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
<hr/>		
Total:	\$ 1,187	\$ 14,245

Buy & Hold Projections

	APPRECIATION 3% Per Year		INCOME INCREASE 3% Per Year			EXPENSE INCREASES 3% Per Year		SELLING COSTS 5% of Price	
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30		
RENTAL INCOME									
Gross Rent:	\$ 38,400	\$ 39,552	\$ 40,739	\$ 43,220	\$ 50,103	\$ 67,335	\$ 90,492		
Vacancy:	- \$ 0	- \$ 1,978	- \$ 2,037	- \$ 2,161	- \$ 2,505	- \$ 3,367	- \$ 4,525		
Vacancy Rate:	0%	5%	5%	5%	5%	5%	5%		
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Operating Income:	= \$ 38,400	= \$ 37,574	= \$ 38,702	= \$ 41,059	= \$ 47,598	= \$ 63,968	= \$ 85,967		
Income Increase:	3%	3%	3%	3%	3%	3%	3%		
OPERATING EXPENSES									
Property Taxes:	\$ 9,311	\$ 9,590	\$ 9,878	\$ 10,480	\$ 12,149	\$ 16,327	\$ 21,942		
Insurance:	+ \$ 2,246	+ \$ 2,313	+ \$ 2,383	+ \$ 2,528	+ \$ 2,931	+ \$ 3,938	+ \$ 5,293		
Property Management:	+ \$ 2,688	+ \$ 2,630	+ \$ 2,709	+ \$ 2,874	+ \$ 3,332	+ \$ 4,478	+ \$ 6,018		
Maintenance:	N/A	+ \$ 1,187	+ \$ 1,222	+ \$ 1,297	+ \$ 1,503	+ \$ 2,020	+ \$ 2,715		
Capital Expenditures:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
HOA Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Utilities:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Operating Expenses:	= \$ 14,245	= \$ 15,720	= \$ 16,192	= \$ 17,179	= \$ 19,915	= \$ 26,763	= \$ 35,968		
Expense Increase:	3%	3%	3%	3%	3%	3%	3%		
CASH FLOW									
Operating Income:	\$ 38,400	\$ 37,574	\$ 38,702	\$ 41,059	\$ 47,598	\$ 63,968	\$ 85,967		
Operating Expenses:	- \$ 14,245	- \$ 15,720	- \$ 16,192	- \$ 17,179	- \$ 19,915	- \$ 26,763	- \$ 35,968		
Expense Ratio:	37.1%	41.8%	41.8%	41.8%	41.8%	41.8%	41.8%		
Net Operating Income:	= \$ 24,155	= \$ 21,854	= \$ 22,510	= \$ 23,880	= \$ 27,683	= \$ 37,205	= \$ 49,999		
Loan Payments:	- \$ 18,773	- \$ 18,773	- \$ 18,773	- \$ 18,773	- \$ 18,773	- \$ 18,773	- \$ 18,773		
Cash Flow:	= \$ 5,382	= \$ 3,081	= \$ 3,737	= \$ 5,107	= \$ 8,910	= \$ 18,432	= \$ 31,226		
Cash Flow Per Unit:	\$ 2,691	\$ 1,541	\$ 1,869	\$ 2,554	\$ 4,455	\$ 9,216	\$ 15,613		
TAX BENEFITS & DEDUCTIONS									
Operating Expenses:	\$ 14,245	\$ 15,720	\$ 16,192	\$ 17,179	\$ 19,915	\$ 26,763	\$ 35,968		
Loan Interest:	+ \$ 14,461	+ \$ 14,240	+ \$ 14,009	+ \$ 13,510	+ \$ 12,022	+ \$ 7,666	+ \$ 498		
Depreciation:	+ \$ 14,428	+ \$ 14,428	+ \$ 14,428	+ \$ 14,428	+ \$ 14,428	+ \$ 14,428	+ \$ 0		
Total Deductions:	= \$ 43,134	= \$ 44,389	= \$ 44,629	= \$ 45,118	= \$ 46,366	= \$ 48,857	= \$ 36,466		

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
EQUITY ACCUMULATION							
Property Value:	\$ 422,300	\$ 434,969	\$ 448,018	\$ 475,302	\$ 551,006	\$ 740,506	\$ 995,178
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 287,438	- \$ 282,906	- \$ 278,142	- \$ 267,872	- \$ 237,244	- \$ 147,561	- \$ 0
LTV Ratio:	68.1%	65%	62.1%	56.4%	43.1%	19.9%	-
Total Equity:	= \$ 134,862	= \$ 152,063	= \$ 169,876	= \$ 207,430	= \$ 313,762	= \$ 592,945	= \$ 995,178

SALE ANALYSIS

Equity:	\$ 134,862	\$ 152,063	\$ 169,876	\$ 207,430	\$ 313,762	\$ 592,945	\$ 995,178
Selling Costs (5%):	- \$ 21,115	- \$ 21,748	- \$ 22,401	- \$ 23,765	- \$ 27,550	- \$ 37,025	- \$ 49,759
Sale Proceeds:	= \$ 113,747	= \$ 130,315	= \$ 147,475	= \$ 183,665	= \$ 286,212	= \$ 555,919	= \$ 945,419
Cumulative Cash Flow:	+ \$ 5,382	+ \$ 8,463	+ \$ 12,200	+ \$ 21,720	+ \$ 58,442	+ \$ 197,598	+ \$ 449,170
Total Cash Invested:	- \$ 105,030	- \$ 105,030	- \$ 105,030	- \$ 105,030	- \$ 105,030	- \$ 105,030	- \$ 105,030
Total Profit:	= \$ 14,099	= \$ 33,748	= \$ 54,645	= \$ 100,355	= \$ 239,624	= \$ 648,487	= \$ 1,289,559

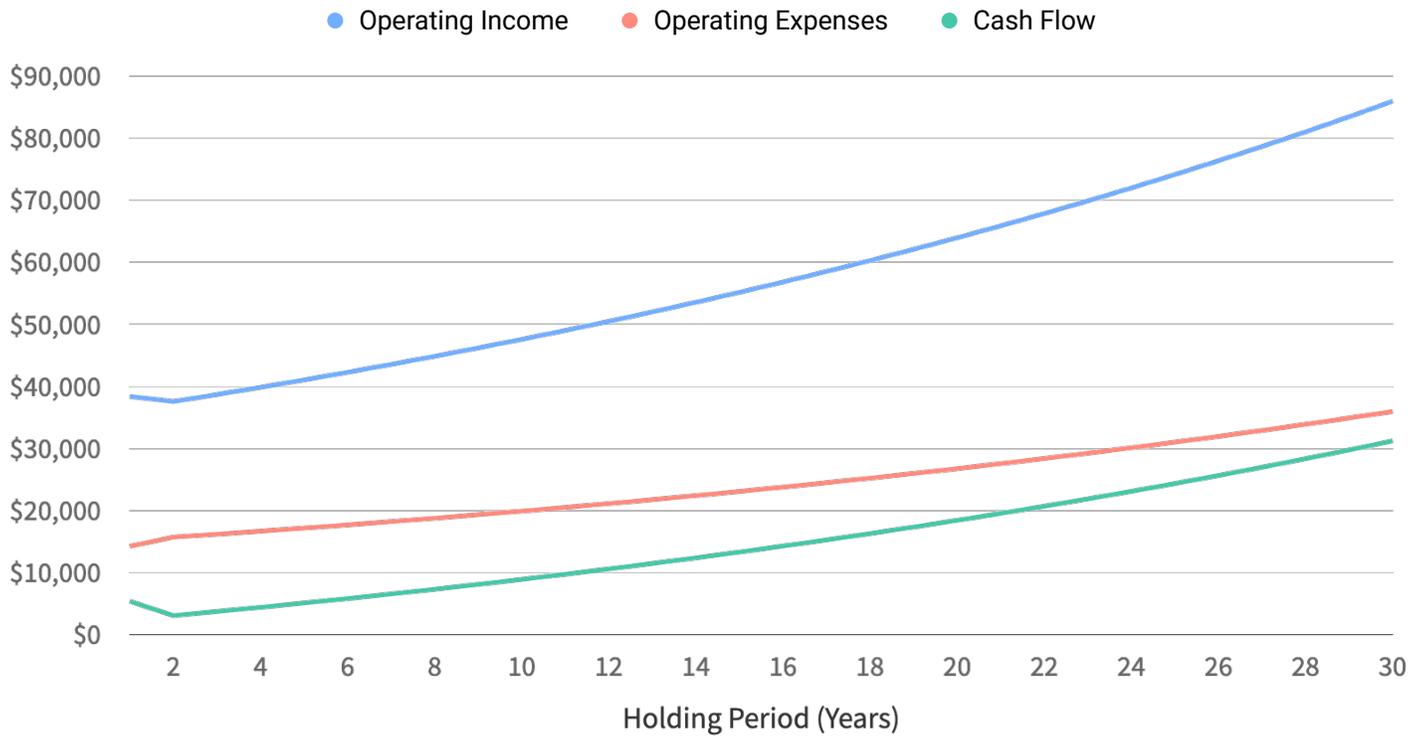
INVESTMENT RETURNS

Cap Rate (Purchase Price):	6.2%	5.6%	5.8%	6.1%	7.1%	9.6%	12.9%
Cap Rate (Market Value):	5.7%	5%	5%	5%	5%	5%	5%
Cash on Cash Return:	5.1%	2.9%	3.6%	4.9%	8.5%	17.5%	29.7%
Return on Equity:	4%	2%	2.2%	2.5%	2.8%	3.1%	3.1%
Return on Investment:	13.4%	32.1%	52%	95.5%	228.1%	617.4%	1,227.8%
Internal Rate of Return:	13.4%	15.3%	15.5%	15.2%	14%	12.5%	11.7%

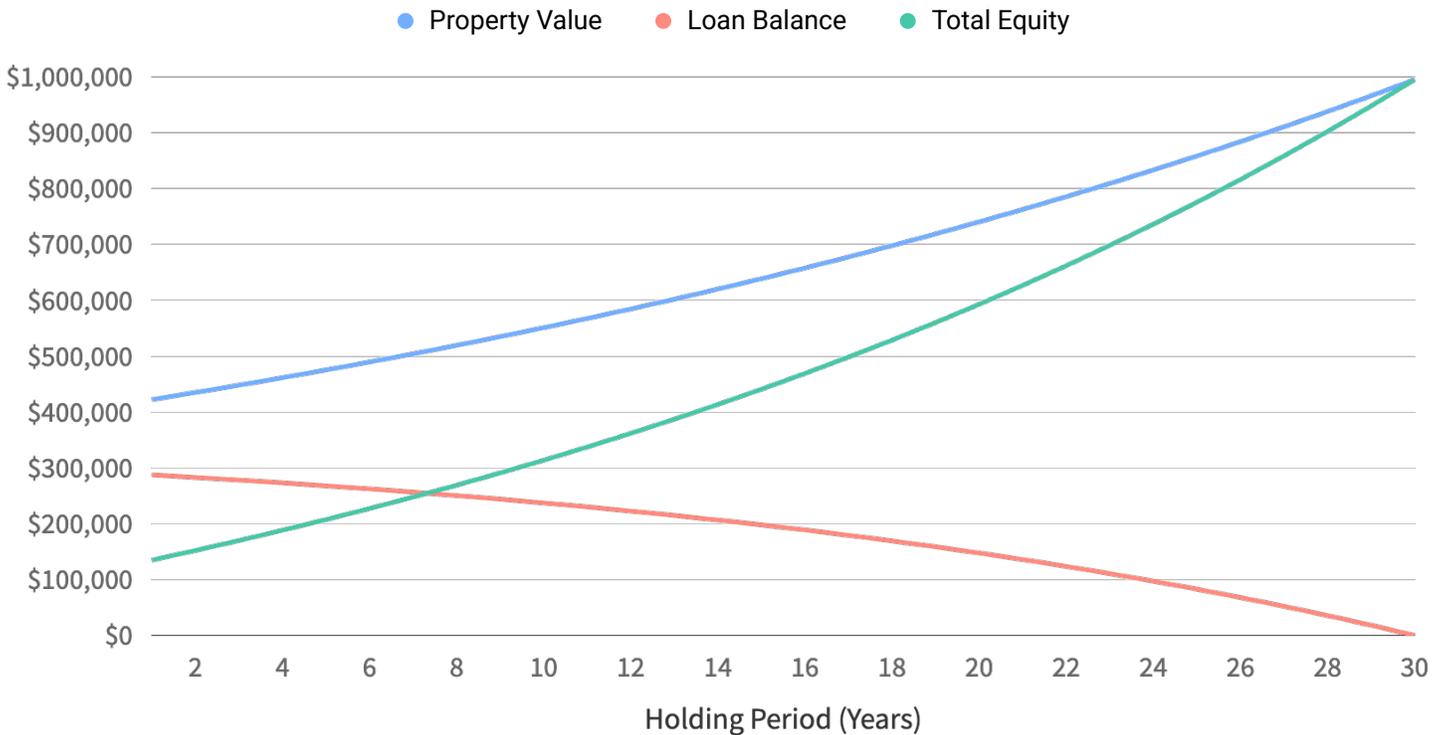
FINANCIAL RATIOS

Rent to Value:	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
Gross Rent Multiplier:	11	11	11	11	11	11	11
Equity Multiple:	1.13	1.32	1.52	1.96	3.28	7.17	13.28
Break Even Ratio:	86%	87.2%	85.8%	83.2%	77.2%	67.6%	60.5%
Debt Coverage Ratio:	1.29	1.16	1.2	1.27	1.47	1.98	2.66
Debt Yield:	8.4%	7.7%	8.1%	8.9%	11.7%	25.2%	-

Cash Flow Over Time



Equity Over Time



Property Photos



Additional Information

All information to be verified by independent study and cannot be guaranteed. Although best efforts are made to be accurate in the assessment of future rents, interest rates, vacancy, expenses, and other details noted in this proforma, all is to be independently verified by the investor. It is also essential to understand the square footage noted cannot be guaranteed but in the event of purchase, floorplans will become a part of the contract and discussed with your agent

Disclaimer

This Report is provided solely for general business information purposes. No advisory, fiduciary or other relationship is created by any acceptance or use of this Report.

The inclusion of this Report with any other materials does not constitute an endorsement by the Report Author of any third party or any third party's products or services. The projected valuation, financial and investment return information, conclusions and other information contained in this Report are based upon tested methodologies for accuracy. However, such information and conclusions are not definitive forecasts, appraisals or opinions of valuations. All such information and conclusions are stated in terms of probability of likelihood based on market factors and information submitted to the Report Author, and such information and conclusions are not guaranteed by the Report Author and should not be construed as a certified appraisal or valuation, or investment advice.

The Report Author uses or has used public and/or confidential data and assumptions provided to the Report Author by third parties, and the Report Author has not independently verified the data and assumptions used in these analyses or data sets. Attributes for properties may be inaccurate because county assessor and property data records do not always include recent additions and/or modifications to property structures. Changes in the underlying data or operating assumptions, or any loss of access to any one or more sources will clearly impact the analyses, information and conclusions set forth in this Report.