

209 Joyce St

Investment Property - Buy & Hold

209 Joyce St, Weatherford, TX 76085

Multi-Family · 4 Units · 3,712 Sq.Ft.

\$ 520,000 Purchase Price · \$ 585,000 ARV
\$ 137,800 Cash Needed · \$ 580/mo Cash Flow · 6.4% Cap Rate · 5.1% COC

Prepared by:



**the peak
group**



Property Description

ADDRESS

209 Joyce St
Weatherford, TX 76085

DESCRIPTION

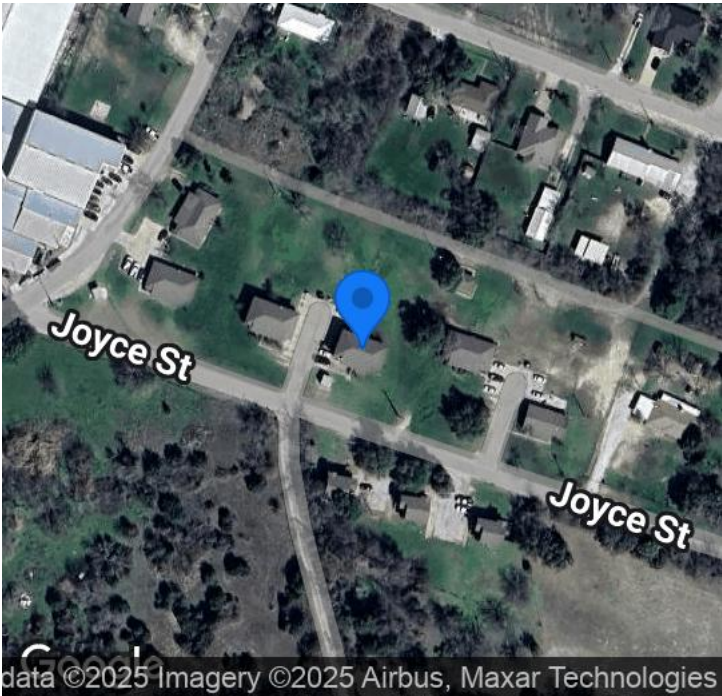
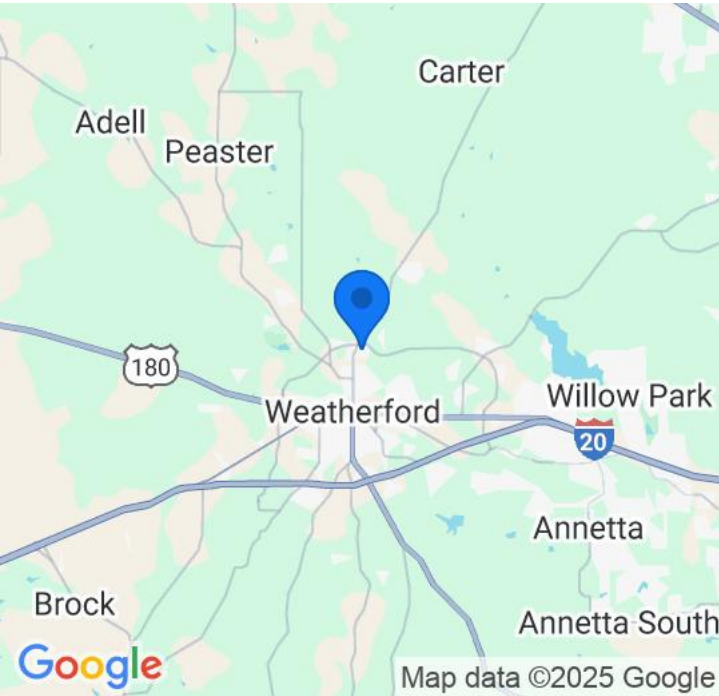
Property Type: Multi-Family
Year Built: 1996

UNIT INFORMATION

Total Units/Spaces: 4
Total Square Footage: 3,712

UNITS & RENT ROLL

4 Units - Residential
2 Beds / 1 Baths / 928 Sq.Ft.
Gross Rent: \$ 1,155 Per Month



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 520,000
Amount Financed:	-	\$ 390,000
Down Payment:	=	\$ 130,000
Purchase Costs:	+	\$ 7,800
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 137,800
After Repair Value:		\$ 585,000
ARV Per Square Foot:		\$ 157.6
Price Per Square Foot:		\$ 140.1
Price Per Unit:		\$ 130,000

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	6.4% / 5.7%
Cash on Cash Return:	5.1%
Return on Equity:	3.2%
Return on Investment:	41.2%
Internal Rate of Return:	41.2%
Rent to Value:	0.9%
Gross Rent Multiplier:	9.38
Equity Multiple:	1.41
Break Even Ratio:	82.4%
Debt Coverage Ratio:	1.26
Debt Yield:	8.6%

PURCHASE COSTS

Total (1.5% of Price):	\$ 7,800
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FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	5.5%
Financing Of:	Price (75%)
Loan Amount:	\$ 390,000
LTC / LTV:	75% / 66.7%
Loan Payment:	\$ 2,214 Per Month
	\$ 26,573 Per Year

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy Rate:	5%
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

REHAB COSTS

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

Cash Flow (Year 1)

		Monthly	Yearly
CASH FLOW			
Gross Rent:		\$ 4,620	\$ 55,440
Vacancy (5%):	-	\$ 231	\$ 2,772
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 4,389	\$ 52,668
Operating Expenses (36.3%):	-	\$ 1,595	\$ 19,135
Net Operating Income:	=	\$ 2,794	\$ 33,533
Loan Payments:	-	\$ 2,214	\$ 26,573
Cash Flow:	=	\$ 580	\$ 6,960
Cash Flow Per Unit:		\$ 145	\$ 1,740

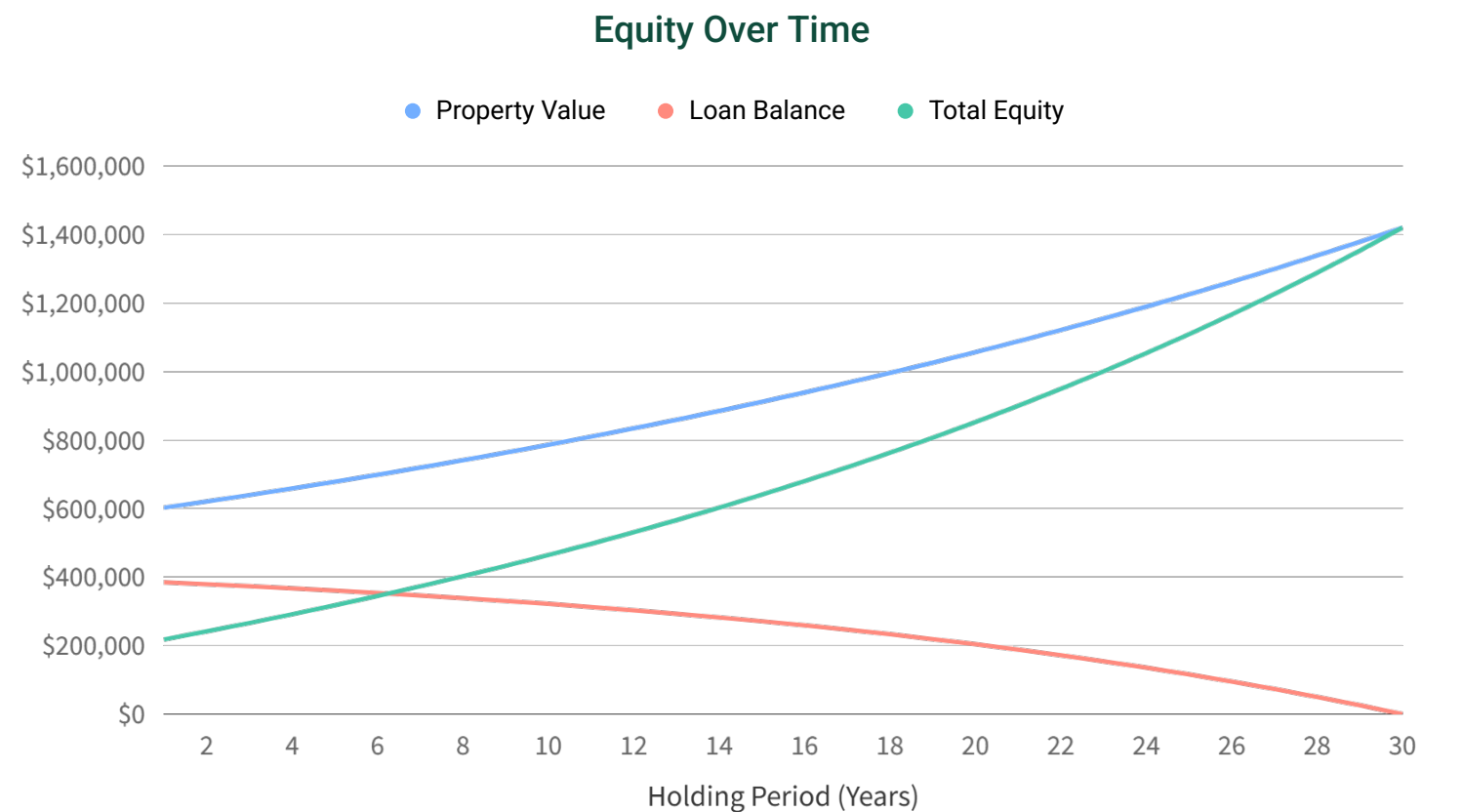
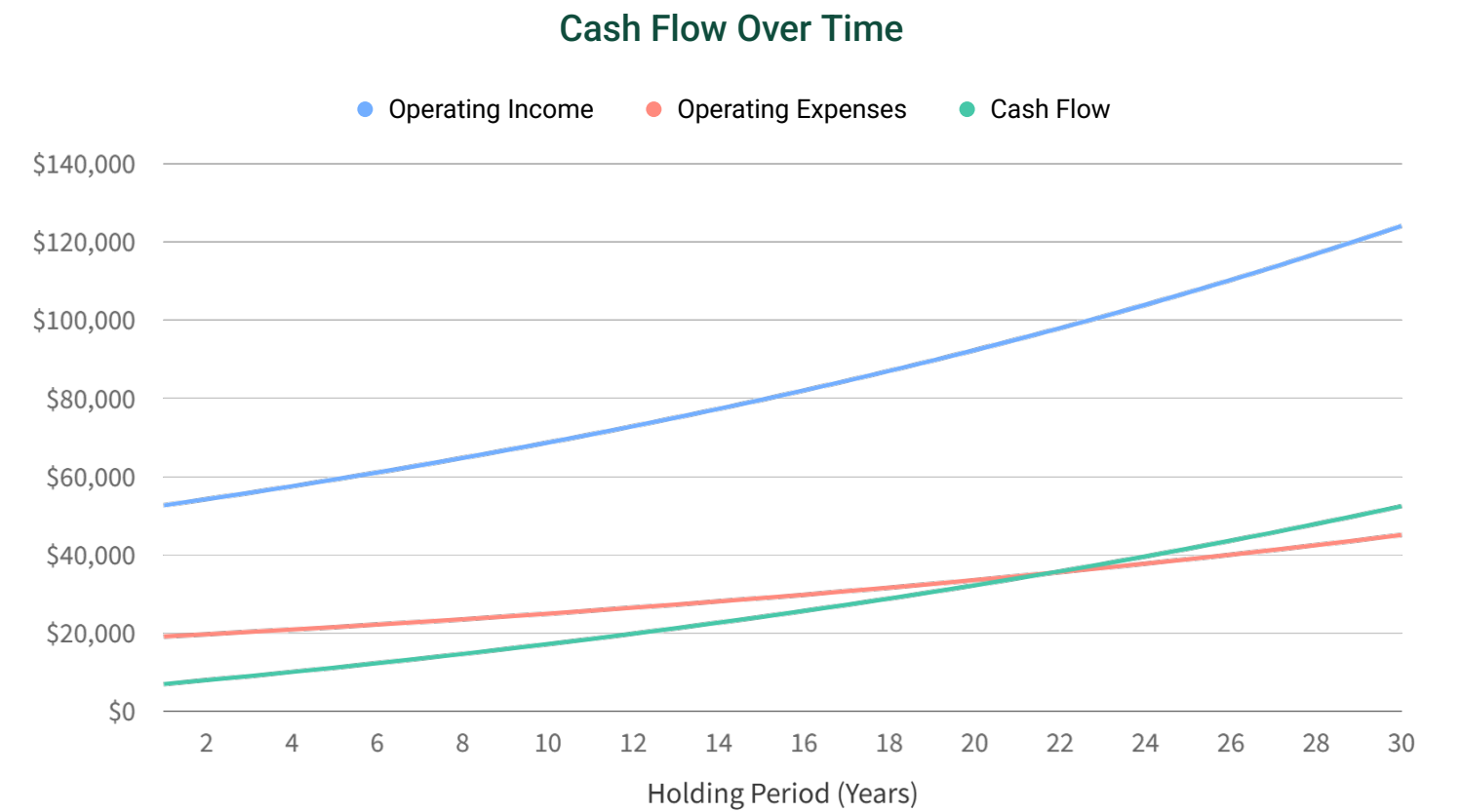
		Monthly	Yearly
OTHER INCOME			
Total:		\$ 0	\$ 0

		Monthly	Yearly
OPERATING EXPENSES			
Property Taxes:		\$ 679	\$ 8,150
Insurance:		\$ 333	\$ 4,000
Property Management:		\$ 351	\$ 4,213
Maintenance:		\$ 231	\$ 2,772
Capital Expenditures:		\$ 0	\$ 0
HOA Fees:		\$ 0	\$ 0
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
Total:		\$ 1,595	\$ 19,135

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 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME						
Gross Rent:	\$ 55,440	\$ 58,816	\$ 62,398	\$ 72,337	\$ 97,214	\$ 130,648
Vacancy:	- \$ 2,772	- \$ 2,941	- \$ 3,120	- \$ 3,617	- \$ 4,861	- \$ 6,532
Vacancy Rate:	5%	5%	5%	5%	5%	5%
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 52,668	= \$ 55,875	= \$ 59,278	= \$ 68,720	= \$ 92,353	= \$ 124,116
Income Increase:	3%	3%	3%	3%	3%	3%
OPERATING EXPENSES						
Property Taxes:	\$ 8,150	\$ 8,646	\$ 9,173	\$ 10,634	\$ 14,291	\$ 19,206
Insurance:	+ \$ 4,000	+ \$ 4,244	+ \$ 4,502	+ \$ 5,219	+ \$ 7,014	+ \$ 9,426
Property Management:	+ \$ 4,213	+ \$ 4,470	+ \$ 4,742	+ \$ 5,498	+ \$ 7,388	+ \$ 9,929
Maintenance:	+ \$ 2,772	+ \$ 2,941	+ \$ 3,120	+ \$ 3,617	+ \$ 4,861	+ \$ 6,532
Capital Expenditures:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
HOA Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Utilities:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Expenses:	= \$ 19,135	= \$ 20,301	= \$ 21,537	= \$ 24,968	= \$ 33,554	= \$ 45,093
Expense Increase:	3%	3%	3%	3%	3%	3%
CASH FLOW						
Operating Income:	\$ 52,668	\$ 55,875	\$ 59,278	\$ 68,720	\$ 92,353	\$ 124,116
Operating Expenses:	- \$ 19,135	- \$ 20,301	- \$ 21,537	- \$ 24,968	- \$ 33,554	- \$ 45,093
Expense Ratio:	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%
Net Operating Income:	= \$ 33,533	= \$ 35,574	= \$ 37,741	= \$ 43,752	= \$ 58,799	= \$ 79,023
Loan Payments:	- \$ 26,573	- \$ 26,573	- \$ 26,573	- \$ 26,573	- \$ 26,573	- \$ 26,573
Cash Flow:	= \$ 6,960	= \$ 9,001	= \$ 11,168	= \$ 17,179	= \$ 32,226	= \$ 52,450
Cash Flow Per Unit:	\$ 1,740	\$ 2,250	\$ 2,792	\$ 4,295	\$ 8,057	\$ 13,113
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 19,135	\$ 20,301	\$ 21,537	\$ 24,968	\$ 33,554	\$ 45,093
Loan Interest:	+ \$ 21,319	+ \$ 20,709	+ \$ 20,029	+ \$ 17,964	+ \$ 11,670	+ \$ 775
Depreciation:	+ \$ 19,193	+ \$ 19,193	+ \$ 19,193	+ \$ 19,193	+ \$ 19,193	+ \$ 0
Total Deductions:	= \$ 59,647	= \$ 60,203	= \$ 60,759	= \$ 62,124	= \$ 64,417	= \$ 45,868

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
EQUITY ACCUMULATION						
Property Value:	\$ 602,550	\$ 639,245	\$ 678,175	\$ 786,191	\$ 1,056,575	\$ 1,419,949
Appreciation:	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 384,746	- \$ 373,333	- \$ 360,596	- \$ 321,910	- \$ 204,041	- \$ 0
LTV Ratio:	63.9%	58.4%	53.2%	40.9%	19.3%	-
Total Equity:	= \$ 217,804	= \$ 265,912	= \$ 317,579	= \$ 464,281	= \$ 852,534	= \$ 1,419,949
SALE ANALYSIS						
Equity:	\$ 217,804	\$ 265,912	\$ 317,579	\$ 464,281	\$ 852,534	\$ 1,419,949
Selling Costs (5%):	- \$ 30,128	- \$ 31,962	- \$ 33,909	- \$ 39,310	- \$ 52,829	- \$ 70,997
Sale Proceeds:	= \$ 187,676	= \$ 233,949	= \$ 283,670	= \$ 424,972	= \$ 799,706	= \$ 1,348,952
Cumulative Cash Flow:	+ \$ 6,960	+ \$ 23,926	+ \$ 45,163	+ \$ 118,682	+ \$ 369,572	+ \$ 798,139
Total Cash Invested:	- \$ 137,800	- \$ 137,800	- \$ 137,800	- \$ 137,800	- \$ 137,800	- \$ 137,800
Total Profit:	= \$ 56,836	= \$ 120,075	= \$ 191,033	= \$ 405,854	= \$ 1,031,478	= \$ 2,009,291
INVESTMENT RETURNS						
Cap Rate (Purchase Price):	6.4%	6.8%	7.3%	8.4%	11.3%	15.2%
Cap Rate (Market Value):	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%
Cash on Cash Return:	5.1%	6.5%	8.1%	12.5%	23.4%	38.1%
Return on Equity:	3.2%	3.4%	3.5%	3.7%	3.8%	3.7%
Return on Investment:	41.2%	87.1%	138.6%	294.5%	748.5%	1,458.1%
Internal Rate of Return:	41.2%	24.1%	20.4%	16.9%	14.6%	13.6%
FINANCIAL RATIOS						
Rent to Value:	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
Gross Rent Multiplier:	10.87	10.87	10.87	10.87	10.87	10.87
Equity Multiple:	1.41	1.87	2.39	3.95	8.49	15.58
Break Even Ratio:	82.4%	79.7%	77.1%	71.3%	61.9%	54.9%
Debt Coverage Ratio:	1.26	1.34	1.42	1.65	2.21	2.97
Debt Yield:	8.7%	9.5%	10.5%	13.6%	28.8%	-



Property Photos



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