

East Powell Investor Build Proforma

Investment Property - Buy & Hold

East Powell, Fort Worth, TX 76104
Multi-Family · 2 Units · 1,858 Sq.Ft.

This "Investor Build" duplex lot in Fort Worth, TX is available now for only \$89,000!

\$ 360,000 Purchase Price · \$ 405,000 ARV
\$ 368,100 Cash Needed · \$ 1,952/mo Cash Flow · 6.5% Cap Rate · 6.4% COC

Prepared by:



the peak
group



Property Description

ADDRESS

East Powell
Fort Worth, TX 76104

UNITS & RENT ROLL

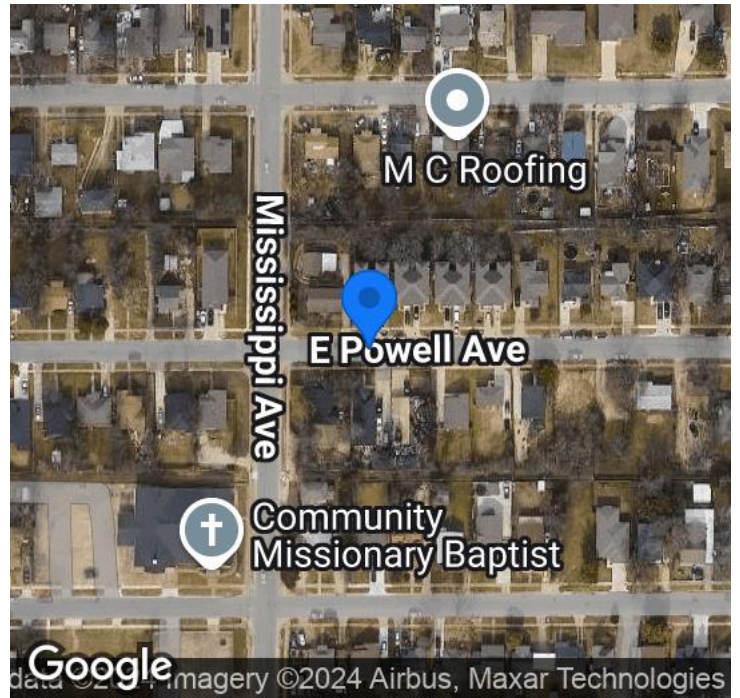
2 Units - Residential
2 Beds / 1.5 Baths / 929 Sq.Ft.
Gross Rent: \$ 1,600 Per Month

DESCRIPTION

Property Type: Multi-Family
Year Built: 2025
Parking: Garage

UNIT INFORMATION

Total Units/Spaces: 2
Total Square Footage: 1,858



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 360,000
Purchase Costs:	+	\$ 8,100
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 368,100

After Repair Value:	\$ 405,000
ARV Per Square Foot:	\$ 218
Price Per Square Foot:	\$ 193.8
Price Per Unit:	\$ 180,000

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	6.5% / 5.8%
Cash on Cash Return:	6.4%
Return on Equity:	5.6%
Return on Investment:	14%
Internal Rate of Return:	14%
Rent to Value:	0.9%
Gross Rent Multiplier:	9.38
Equity Multiple:	1.14
Break Even Ratio:	34%

PURCHASE COSTS

Total (2.25% of Price):	\$ 8,100
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FINANCING (PURCHASE)

Cash Purchase

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:	\$ 3,200	\$ 38,400
Vacancy (5%):	- \$ 160	\$ 1,920
Other Income:	+ \$ 0	\$ 0
<hr/>		
Operating Income:	= \$ 3,040	\$ 36,480
Operating Expenses (35.8%):	- \$ 1,088	\$ 13,061
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Net Operating Income:	= \$ 1,952	\$ 23,419
Cash Flow:	= \$ 1,952	\$ 23,419
Cash Flow Per Unit:	\$ 976	\$ 11,710

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

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 688	\$ 8,261
Insurance:	\$ 187	\$ 2,246
Property Management:	\$ 213	\$ 2,554
Capital Expenditures:	\$ 0	\$ 0
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
<hr/>		
Total:	\$ 1,088	\$ 13,061

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:	- \$ 1,920	- \$ 1,978	- \$ 2,037	- \$ 2,161	- \$ 2,505	- \$ 3,367	- \$ 4,525
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 36,480	= \$ 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:	\$ 8,261	\$ 8,509	\$ 8,764	\$ 9,298	\$ 10,779	\$ 14,486	\$ 19,468
Insurance:	+ \$ 2,246	+ \$ 2,313	+ \$ 2,383	+ \$ 2,528	+ \$ 2,931	+ \$ 3,938	+ \$ 5,293
Property Management:	+ \$ 2,554	+ \$ 2,630	+ \$ 2,709	+ \$ 2,874	+ \$ 3,332	+ \$ 4,478	+ \$ 6,018
Maintenance:	N/A	+ \$ 989	+ \$ 1,018	+ \$ 1,080	+ \$ 1,253	+ \$ 1,683	+ \$ 2,262
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:	= \$ 13,061	= \$ 14,441	= \$ 14,874	= \$ 15,780	= \$ 18,295	= \$ 24,585	= \$ 33,041
Expense Increase:	3%	3%	3%	3%	3%	3%	3%
CASH FLOW							
Operating Income:	\$ 36,480	\$ 37,574	\$ 38,702	\$ 41,059	\$ 47,598	\$ 63,968	\$ 85,967
Operating Expenses:	- \$ 13,061	- \$ 14,441	- \$ 14,874	- \$ 15,780	- \$ 18,295	- \$ 24,585	- \$ 33,041
Expense Ratio:	35.8%	38.4%	38.4%	38.4%	38.4%	38.4%	38.4%
Net Operating Income:	= \$ 23,419	= \$ 23,133	= \$ 23,828	= \$ 25,279	= \$ 29,303	= \$ 39,383	= \$ 52,926
Cash Flow:	= \$ 23,419	= \$ 23,133	= \$ 23,828	= \$ 25,279	= \$ 29,303	= \$ 39,383	= \$ 52,926
Cash Flow Per Unit:	\$ 11,710	\$ 11,567	\$ 11,914	\$ 12,640	\$ 14,652	\$ 19,692	\$ 26,463
TAX BENEFITS & DEDUCTIONS							
Operating Expenses:	\$ 13,061	\$ 14,441	\$ 14,874	\$ 15,780	\$ 18,295	\$ 24,585	\$ 33,041
Depreciation:	+ \$ 13,385	+ \$ 13,385	+ \$ 13,385	+ \$ 13,385	+ \$ 13,385	+ \$ 13,385	+ \$ 0
Total Deductions:	= \$ 26,446	= \$ 27,826	= \$ 28,259	= \$ 29,165	= \$ 31,680	= \$ 37,970	= \$ 33,041
EQUITY ACCUMULATION							
Property Value:	\$ 417,150	\$ 429,665	\$ 442,554	\$ 469,506	\$ 544,286	\$ 731,475	\$ 983,041

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Total Equity:	= \$ 417,150	= \$ 429,665	= \$ 442,554	= \$ 469,506	= \$ 544,286	= \$ 731,475	= \$ 983,041

SALE ANALYSIS

Equity:	\$ 417,150	\$ 429,665	\$ 442,554	\$ 469,506	\$ 544,286	\$ 731,475	\$ 983,041
Selling Costs (5%):	- \$ 20,858	- \$ 21,483	- \$ 22,128	- \$ 23,475	- \$ 27,214	- \$ 36,574	- \$ 49,152
Sale Proceeds:	= \$ 396,293	= \$ 408,182	= \$ 420,426	= \$ 446,031	= \$ 517,072	= \$ 694,901	= \$ 933,889
Cumulative Cash Flow:	+ \$ 23,419	+ \$ 46,552	+ \$ 70,380	+ \$ 120,202	+ \$ 258,432	+ \$ 604,453	+ \$ 1,069,471
Total Cash Invested:	- \$ 368,100	- \$ 368,100	- \$ 368,100	- \$ 368,100	- \$ 368,100	- \$ 368,100	- \$ 368,100
Total Profit:	= \$ 51,612	= \$ 86,634	= \$ 122,706	= \$ 198,133	= \$ 407,404	= \$ 931,254	= \$ 1,635,260

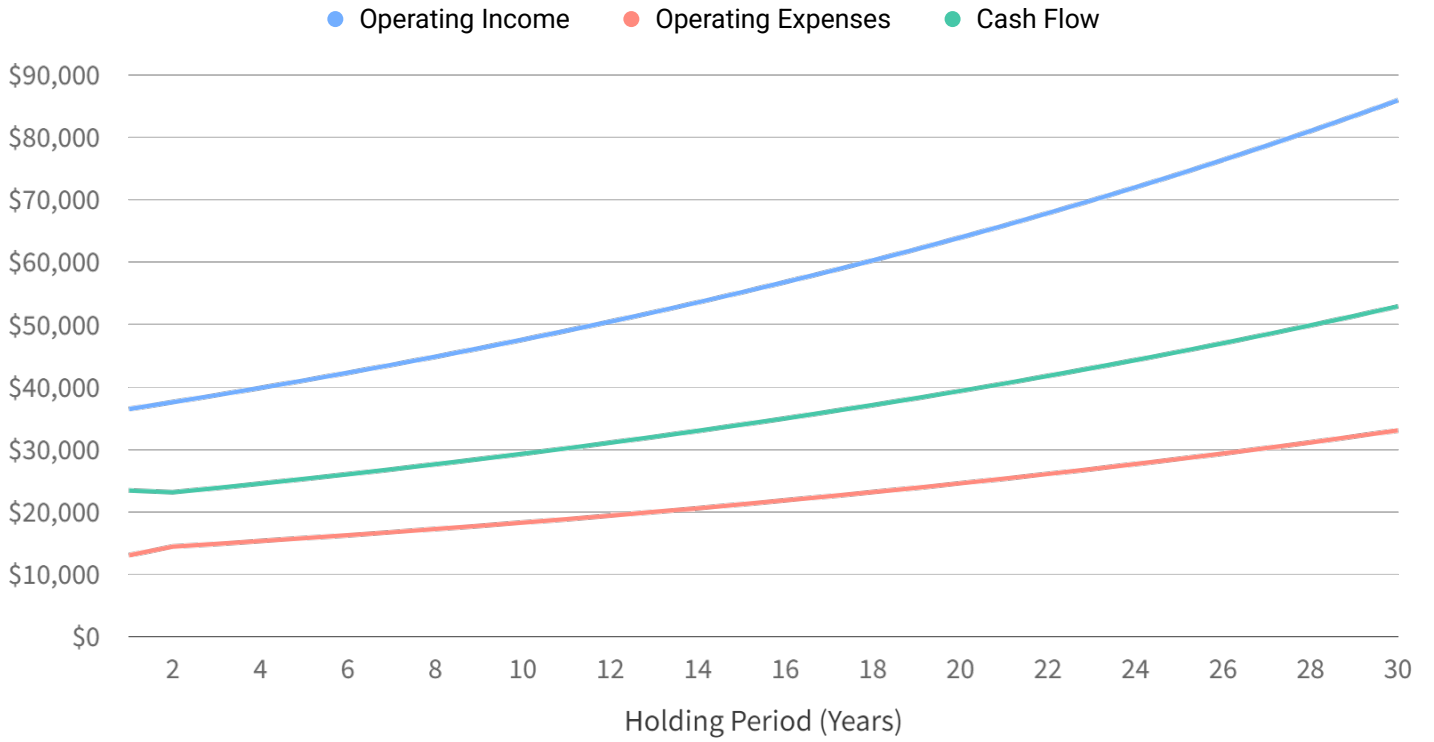
INVESTMENT RETURNS

Cap Rate (Purchase Price):	6.5%	6.4%	6.6%	7%	8.1%	10.9%	14.7%
Cap Rate (Market Value):	5.6%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%
Cash on Cash Return:	6.4%	6.3%	6.5%	6.9%	8%	10.7%	14.4%
Return on Equity:	5.6%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%
Return on Investment:	14%	23.5%	33.3%	53.8%	110.7%	253%	444.2%
Internal Rate of Return:	14%	11.5%	10.6%	10%	9.5%	9.2%	9.2%

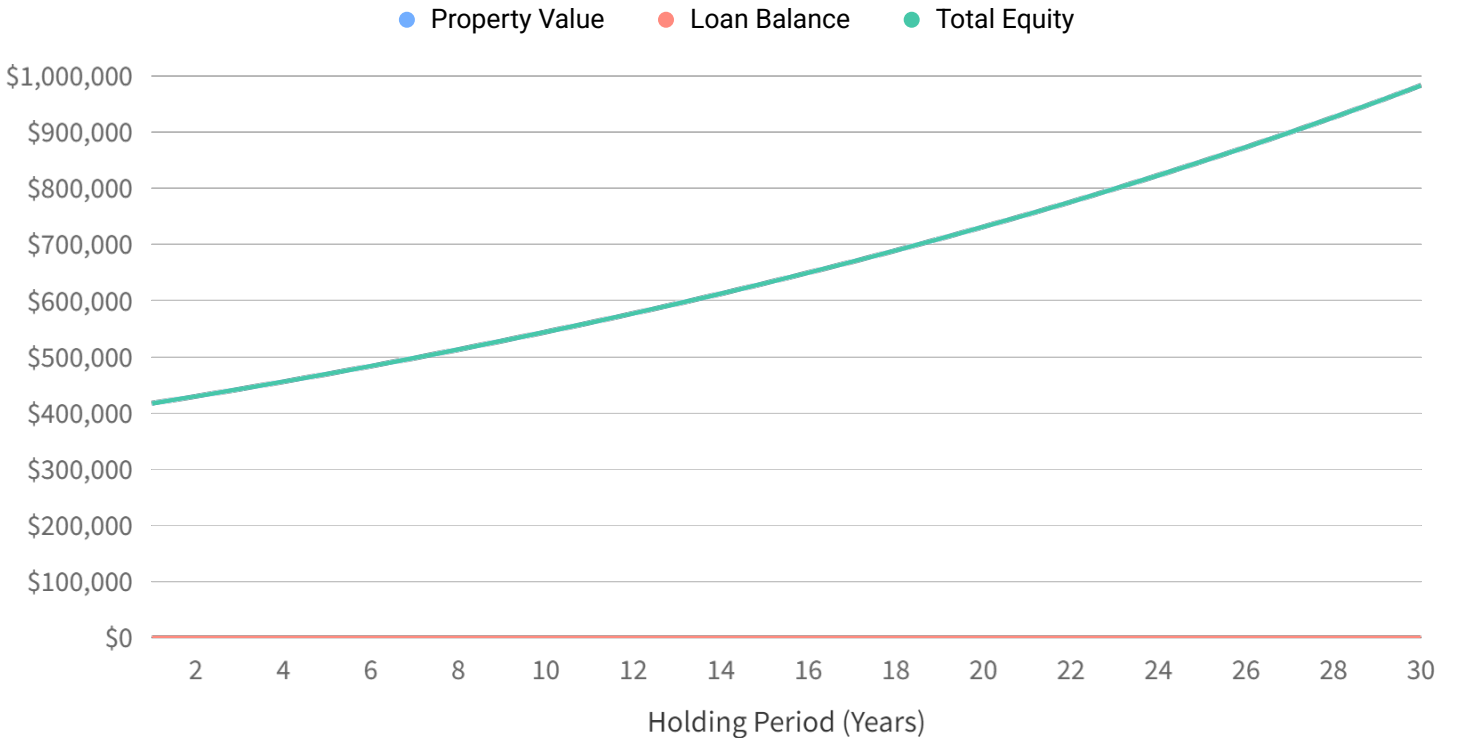
FINANCIAL RATIOS

Rent to Value:	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
Gross Rent Multiplier:	10.86	10.86	10.86	10.86	10.86	10.86	10.86
Equity Multiple:	1.14	1.24	1.33	1.54	2.11	3.53	5.44
Break Even Ratio:	34%	36.5%	36.5%	36.5%	36.5%	36.5%	36.5%

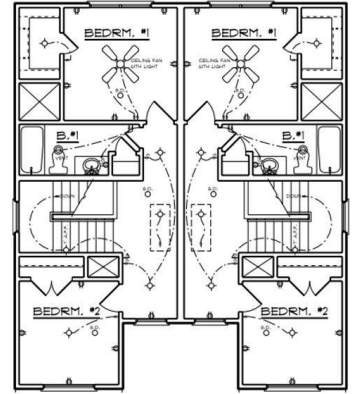
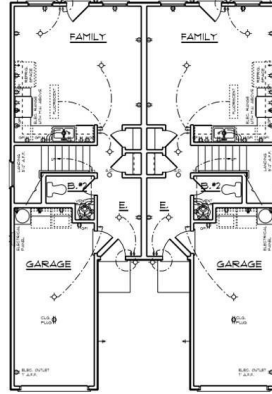
Cash Flow Over Time



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.

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