

East Pointe Flex Space Development - Weatherford, TX

Investment Property - Buy & Hold

108 E Pointe Dr, Weatherford, TX 76087
Commercial · 1 Units · 1,350 Sq.Ft.

This development consists of 15 flex space units within 3 different buildings

\$ 250,000 Purchase Price · \$ 255,000 ARV
\$ 107,900 Cash Needed · \$ 282/mo Cash Flow · 6.5% Cap Rate · 3.1% COC

Prepared by:



**the peak
group**



Property Description

ADDRESS

108 E Pointe Dr
Weatherford, TX 76087

UNITS & RENT ROLL

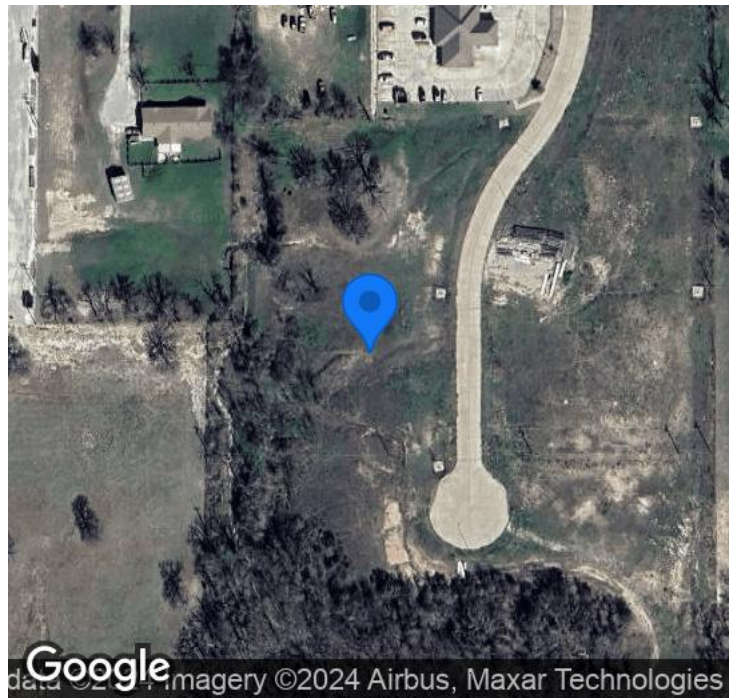
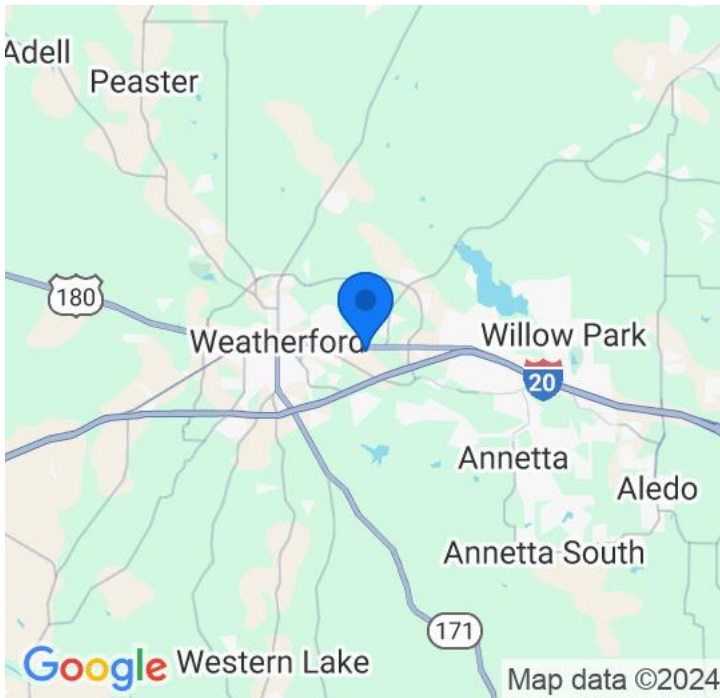
1 Space - Other (Commercial)
1,350 Sq.Ft.
Gross Rent: \$ 1,463 Per Month

DESCRIPTION

Property Type: Commercial
Year Built: 2025

UNIT INFORMATION

Total Units/Spaces: 1
Total Square Footage: 1,350



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 250,000
Amount Financed:	-	\$ 160,000
Down Payment:	=	\$ 90,000
Purchase Costs:	+	\$ 17,900
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 107,900
After Repair Value:		\$ 255,000
ARV Per Square Foot:		\$ 188.9
Price Per Square Foot:		\$ 185.2
Price Per Unit:		\$ 250,000

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	6.5% / 6.4%
Cash on Cash Return:	3.1%
Return on Equity:	3.2%
Return on Investment:	-11.5%
Internal Rate of Return:	-11.5%
Rent to Value:	0.6%
Gross Rent Multiplier:	14.24
Equity Multiple:	0.89
Break Even Ratio:	124.6%
Debt Coverage Ratio:	1.26
Debt Yield:	10.2%

PURCHASE COSTS

Total (7.16% of Price):	\$ 17,900
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FINANCING (PURCHASE)

Loan Type:	Amortizing, 25 Year
Interest Rate:	6.5%
Financing Of:	Price (64%)
Loan Amount:	\$ 160,000
LTC / LTV:	64% / 62.7%
Loan Payment:	\$ 1,080 Per Month \$ 12,964 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:	39 Years
Land Value:	\$ 50,000

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:		\$ 1,463	\$ 17,556
Vacancy (5%):	-	\$ 73	\$ 878
Other Income:	+	\$ 714	\$ 8,568
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Operating Income:	=	\$ 2,104	\$ 25,246
Operating Expenses (35.3%):	-	\$ 742	\$ 8,905
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Net Operating Income:	=	\$ 1,362	\$ 16,341
Loan Payments:	-	\$ 1,080	\$ 12,964
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Cash Flow:	=	\$ 282	\$ 3,377
Cash Flow Per Unit:		\$ 282	\$ 3,377

		Monthly	Yearly
OTHER INCOME			
Total:		\$ 714	\$ 8,568

		Monthly	Yearly
OPERATING EXPENSES			
Property Taxes:		\$ 428	\$ 5,132
Insurance:		\$ 129	\$ 1,553
Property Management:		\$ 84	\$ 1,008
Maintenance:		\$ 45	\$ 540
Capital Expenditures:		\$ 0	\$ 0
HOA Fees:		\$ 56	\$ 672
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
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Total:		\$ 742	\$ 8,905

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:	\$ 17,556	\$ 18,083	\$ 18,625	\$ 19,759	\$ 22,907	\$ 30,785	\$ 41,372		
Vacancy:	- \$ 878	- \$ 904	- \$ 931	- \$ 988	- \$ 1,145	- \$ 1,539	- \$ 2,069		
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%		
Other Income:	+ \$ 8,568	+ \$ 8,825	+ \$ 9,090	+ \$ 9,643	+ \$ 11,179	+ \$ 15,024	+ \$ 20,191		
Operating Income:	= \$ 25,246	= \$ 26,004	= \$ 26,784	= \$ 28,414	= \$ 32,941	= \$ 44,270	= \$ 59,494		
Income Increase:	3%	3%	3%	3%	3%	3%	3%		
OPERATING EXPENSES									
Property Taxes:	\$ 5,132	\$ 5,286	\$ 5,445	\$ 5,776	\$ 6,696	\$ 8,999	\$ 12,094		
Insurance:	+ \$ 1,553	+ \$ 1,600	+ \$ 1,648	+ \$ 1,748	+ \$ 2,026	+ \$ 2,723	+ \$ 3,660		
Property Management:	+ \$ 1,008	+ \$ 1,038	+ \$ 1,069	+ \$ 1,135	+ \$ 1,315	+ \$ 1,768	+ \$ 2,375		
Maintenance:	+ \$ 540	+ \$ 556	+ \$ 573	+ \$ 608	+ \$ 705	+ \$ 947	+ \$ 1,273		
Capital Expenditures:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
HOA Fees:	+ \$ 672	+ \$ 692	+ \$ 713	+ \$ 756	+ \$ 877	+ \$ 1,178	+ \$ 1,584		
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:	= \$ 8,905	= \$ 9,172	= \$ 9,448	= \$ 10,023	= \$ 11,619	= \$ 15,615	= \$ 20,986		
Expense Increase:	3%	3%	3%	3%	3%	3%	3%		
CASH FLOW									
Operating Income:	\$ 25,246	\$ 26,004	\$ 26,784	\$ 28,414	\$ 32,941	\$ 44,270	\$ 59,494		
Operating Expenses:	- \$ 8,905	- \$ 9,172	- \$ 9,448	- \$ 10,023	- \$ 11,619	- \$ 15,615	- \$ 20,986		
Expense Ratio:	35.3%	35.3%	35.3%	35.3%	35.3%	35.3%	35.3%		
Net Operating Income:	= \$ 16,341	= \$ 16,832	= \$ 17,336	= \$ 18,391	= \$ 21,322	= \$ 28,655	= \$ 38,508		
Loan Payments:	- \$ 12,964	- \$ 12,964	- \$ 12,964	- \$ 12,964	- \$ 12,964	- \$ 12,964	- \$ 0		
Cash Flow:	= \$ 3,377	= \$ 3,868	= \$ 4,372	= \$ 5,427	= \$ 8,358	= \$ 15,691	= \$ 38,508		
Cash Flow Per Unit:	\$ 3,377	\$ 3,868	\$ 4,372	\$ 5,427	\$ 8,358	\$ 15,691	\$ 38,508		
TAX BENEFITS & DEDUCTIONS									
Operating Expenses:	\$ 8,905	\$ 9,172	\$ 9,448	\$ 10,023	\$ 11,619	\$ 15,615	\$ 20,986		
Loan Interest:	+ \$ 10,322	+ \$ 10,145	+ \$ 9,957	+ \$ 9,540	+ \$ 8,230	+ \$ 3,911	+ \$ 0		
Depreciation:	+ \$ 5,587	+ \$ 5,587	+ \$ 5,587	+ \$ 5,587	+ \$ 5,587	+ \$ 5,587	+ \$ 5,587		
Total Deductions:	= \$ 24,814	= \$ 24,904	= \$ 24,992	= \$ 25,150	= \$ 25,436	= \$ 25,113	= \$ 26,573		

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
EQUITY ACCUMULATION							
Property Value:	\$ 262,650	\$ 270,530	\$ 278,645	\$ 295,615	\$ 342,699	\$ 460,558	\$ 618,952
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 157,358	- \$ 154,540	- \$ 151,532	- \$ 144,899	- \$ 124,018	- \$ 55,214	- \$ 0
LTV Ratio:	59.9%	57.1%	54.4%	49%	36.2%	12%	-
Total Equity:	= \$ 105,292	= \$ 115,990	= \$ 127,113	= \$ 150,716	= \$ 218,681	= \$ 405,344	= \$ 618,952

SALE ANALYSIS

Equity:	\$ 105,292	\$ 115,990	\$ 127,113	\$ 150,716	\$ 218,681	\$ 405,344	\$ 618,952
Selling Costs (5%):	- \$ 13,133	- \$ 13,527	- \$ 13,932	- \$ 14,781	- \$ 17,135	- \$ 23,028	- \$ 30,948
Sale Proceeds:	= \$ 92,159	= \$ 102,464	= \$ 113,181	= \$ 135,935	= \$ 201,546	= \$ 382,316	= \$ 588,004
Cumulative Cash Flow:	+ \$ 3,377	+ \$ 7,245	+ \$ 11,617	+ \$ 21,937	+ \$ 57,695	+ \$ 179,816	+ \$ 453,340
Total Cash Invested:	- \$ 107,900	- \$ 107,900	- \$ 107,900	- \$ 107,900	- \$ 107,900	- \$ 107,900	- \$ 107,900
Total Profit:	= -\$ 12,364	= \$ 1,809	= \$ 16,898	= \$ 49,972	= \$ 151,341	= \$ 454,232	= \$ 933,444

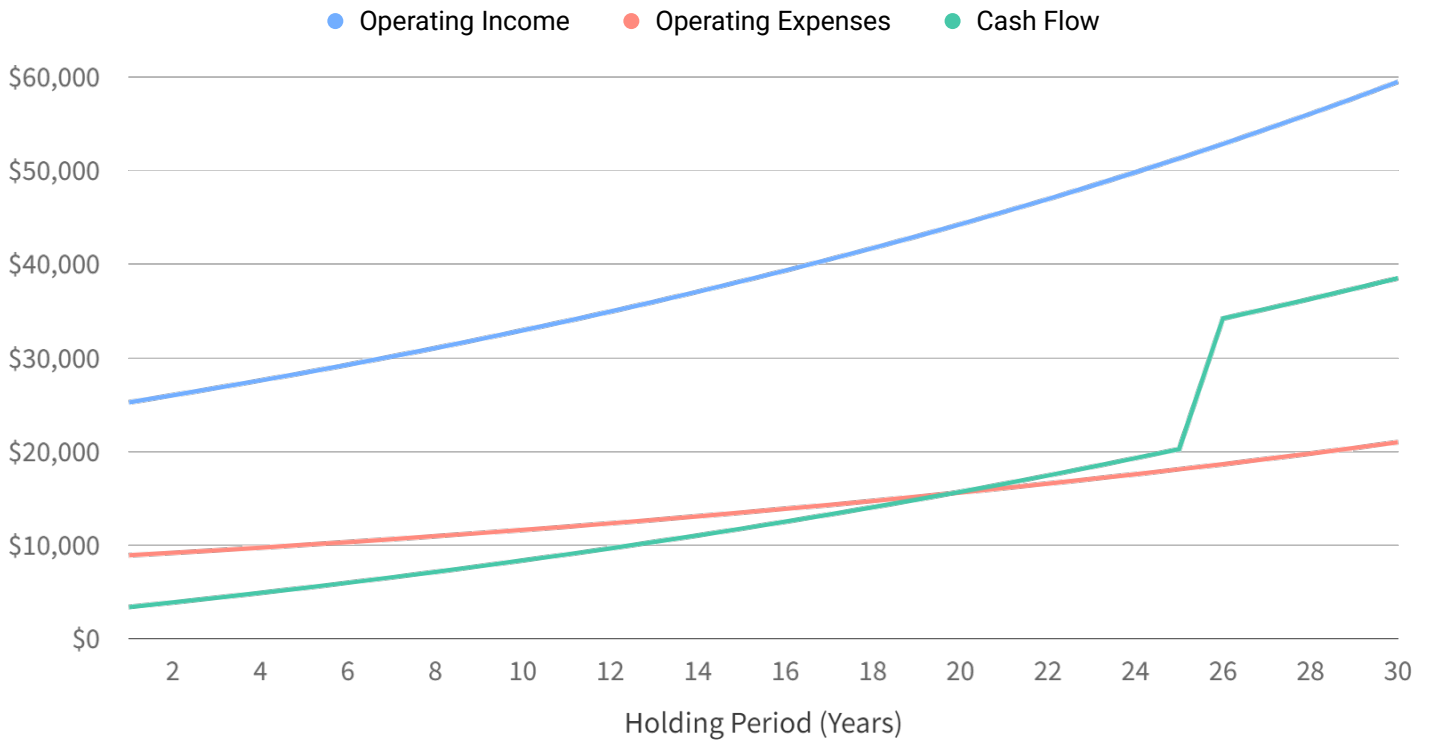
INVESTMENT RETURNS

Cap Rate (Purchase Price):	6.5%	6.7%	6.9%	7.4%	8.5%	11.5%	15.4%
Cap Rate (Market Value):	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%
Cash on Cash Return:	3.1%	3.6%	4.1%	5%	7.7%	14.5%	35.7%
Return on Equity:	3.2%	3.3%	3.4%	3.6%	3.8%	3.9%	6.2%
Return on Investment:	-11.5%	1.7%	15.7%	46.3%	140.3%	421%	865.1%
Internal Rate of Return:	-11.5%	0.8%	5.1%	8.4%	10.3%	10.6%	10.5%

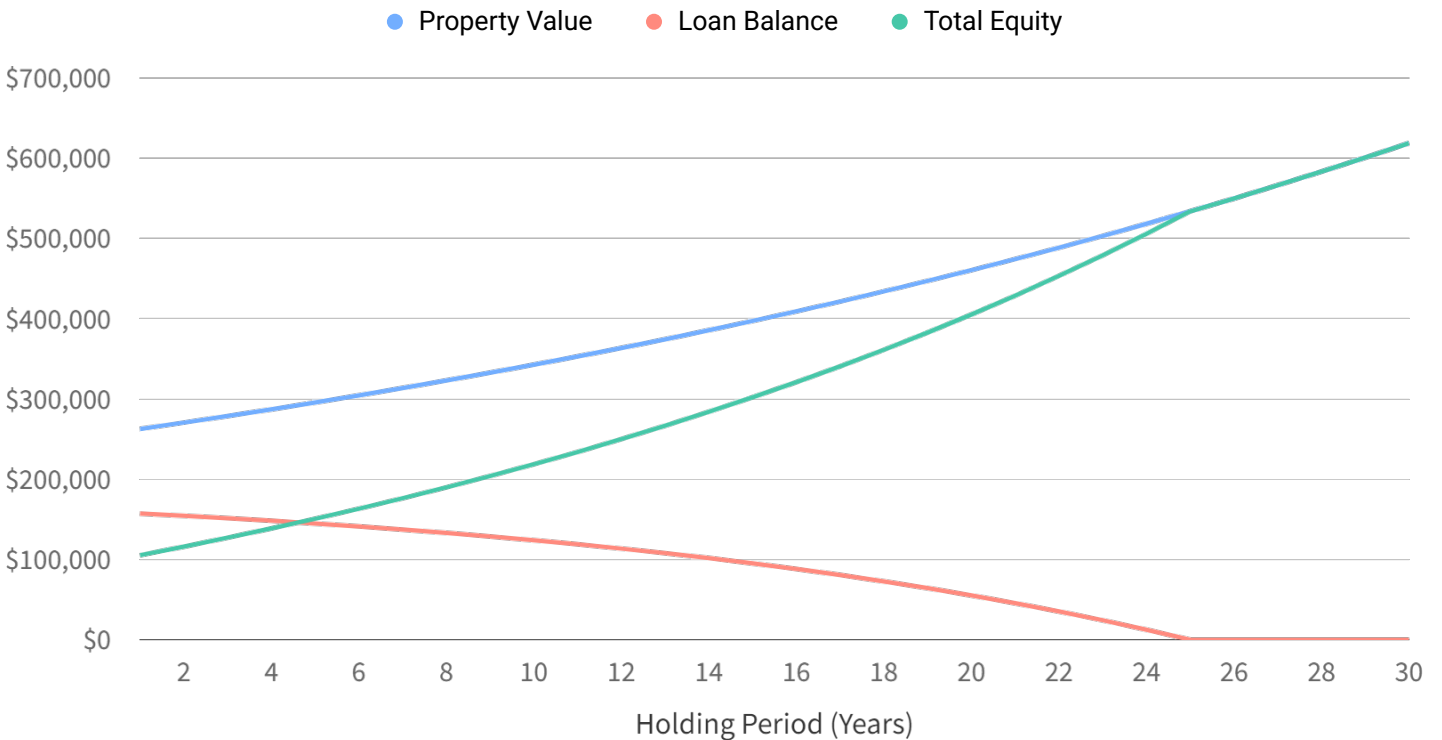
FINANCIAL RATIOS

Rent to Value:	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%
Gross Rent Multiplier:	14.96	14.96	14.96	14.96	14.96	14.96	14.96
Equity Multiple:	0.89	1.02	1.16	1.46	2.4	5.21	9.65
Break Even Ratio:	124.6%	122.4%	120.3%	116.3%	107.3%	92.8%	50.7%
Debt Coverage Ratio:	1.26	1.3	1.34	1.42	1.64	2.21	-
Debt Yield:	10.4%	10.9%	11.4%	12.7%	17.2%	51.9%	-

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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