

# Investment Property Report

**Property Name** 5708 Hudson  
**Property Address** 5708 Hudson  
Dallas TX 75206



**Prepared by** Rebekah Owen  
**Benchmark Properties**  
408.378.5568  
Rebekah@BenchmarkProperties.

**Prepared for** Edwin Resuello



<b>Parcel #</b>	00000156028000000	<b>Rentable SqFt</b>	10,836
<b>Year Built</b>	1964	<b>Vacancy Rate</b>	8.00%
<b>Zone Type</b>		<b>Reserve Rate</b>	5.00%
<b>Lot SqFt</b>	19,400	<b>Appreciation Rate</b>	3.00%
<b>Bldg SqFt</b>	10,836	<b>Income Tax Rate</b>	28.00%
<b>Property Tax</b>	\$10,519	<b>Property Insurance</b>	\$4,000

<b>Construction</b>	Brick	<b>Pool</b>	No
<b>Roof</b>	Comp	<b>Parking</b>	
<b>Water</b>	City	<b>Security</b>	
<b>Sewer</b>	City	<b>Landscaping</b>	
<b>Electric</b>		<b>Gym/Clubhouse</b>	No
<b>HVAC</b>	Central A/C and Elect	<b>Other</b>	

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<b>Property Name</b> 5708 Hudson	<b>Purchase Price</b>	\$750,000
<b>Property Address</b> 5708 Hudson	<b>Number of Units</b>	14
Dallas TX 75206	<b>Price / Sq Ft</b>	\$69
	<b>Rent / Sq Ft</b>	\$0.90
<b>Projection Name</b> Projection1	<b>Cost / Unit</b>	\$53,571

## Return on Investment \*

<b>CAP Rate</b>	<b>12.14</b>
<b>Cash on Cash Return</b>	<b>16.70%</b>
<b>Return on Equity</b>	<b>34.73%</b>
<b>Equity Dividend Rate</b>	<b>20.76%</b>
<b>Internal Rate of Return</b>	<b>20.06</b>
<b>Gross Rent Multiple</b>	<b>6.42</b>
<b>Debt Service Ratio</b>	<b>1.64</b>

\* First Year Projections

## Annual Operating Financials \*

<b>Total Potential Rent</b>	\$116,820
<b>Vacancy Credit Loss</b>	\$9,346
<b>Effective Rent Income</b>	\$107,474
<b>Other Income</b>	\$0
<b>Adjusted Gross Income</b>	\$107,474
<b>Expenses</b>	\$16,419
<b>Net Operating Income</b>	<b>\$91,055</b>
<b>Mortgage Interest</b>	\$50,826
<b>Depreciation Allowance</b>	\$19,091
<b>Taxable Income</b>	\$21,733
<b>Debt Service</b>	\$55,362
<b>Reserves</b>	\$4,553
<b>Cash Flow Before Tax</b>	<b>\$31,140</b>
<b>Tax Liability</b>	\$6,085
<b>Cash Flow After Tax</b>	<b>\$25,055</b>

## Cash Flow Projection \*\*

Year	Annual	Cumulative	Reserve
1	\$25,055	\$25,055	\$4,553
2	\$25,165	\$50,220	\$9,106
3	\$25,043	\$75,263	\$13,659
4	\$24,910	\$100,173	\$18,212
5	\$24,765	\$124,938	\$22,765
6	\$24,229	\$149,167	\$27,318
7	\$24,058	\$173,225	\$31,871
8	\$23,872	\$197,097	\$36,424
9	\$23,669	\$220,766	\$40,977
10	\$23,226	\$243,992	\$45,530

\*\* Cash flow estimate based on:  
 Annual Rent increase 0.00%  
 Annual Expense increase 0.00%

## Acquisition Summary

<b>Down Payment</b>	\$150,000
<b>Closing Costs &amp; Points</b>	\$6,000
<b>Total Acquisition Cost</b>	\$156,000

## Loan Terms

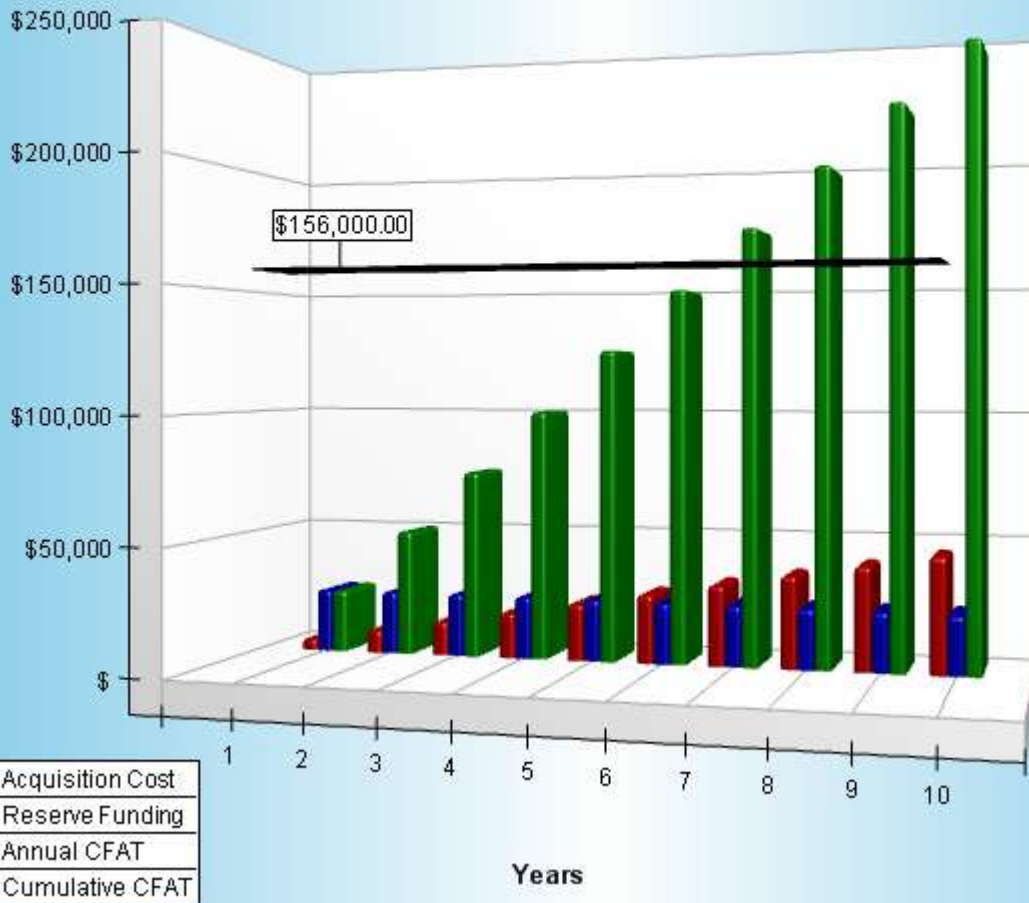
<b>Total Amount Borrowed</b>	\$600,000
<b>Loan to Value (LTV)</b>	80.00%
<b>Loan 1 Interest Rate</b>	8.500%
<b>Loan 1 Term (months)</b>	360
<b>Total Monthly Payment</b>	\$4,613

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10-Year Cash Flow Projection for 5708 Hudson Projection1



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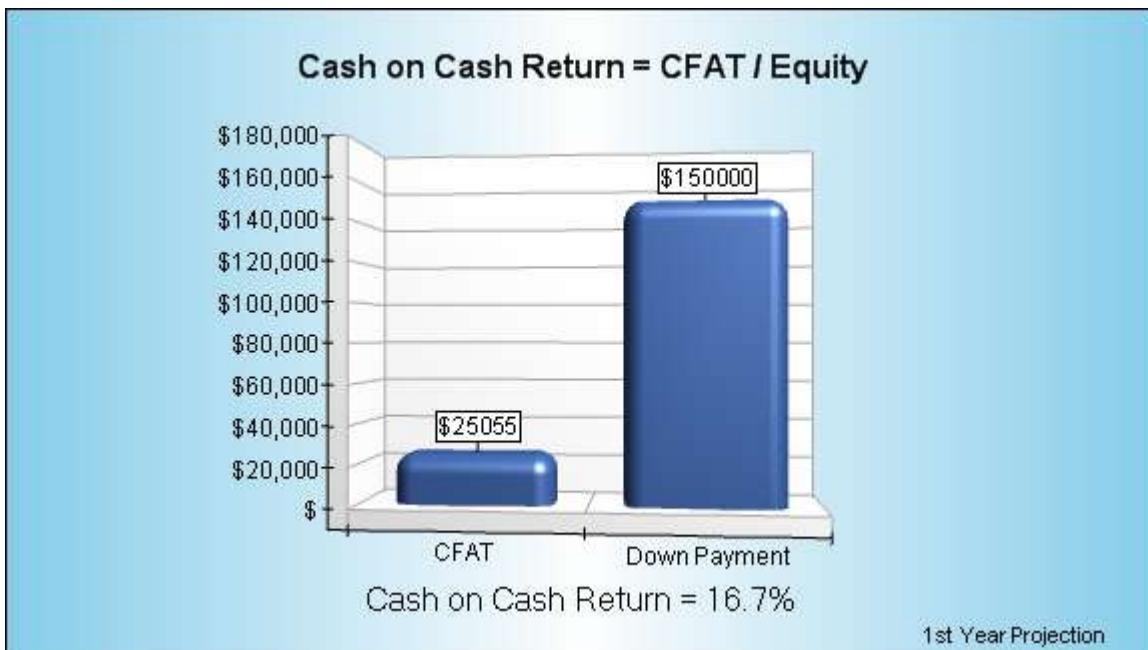
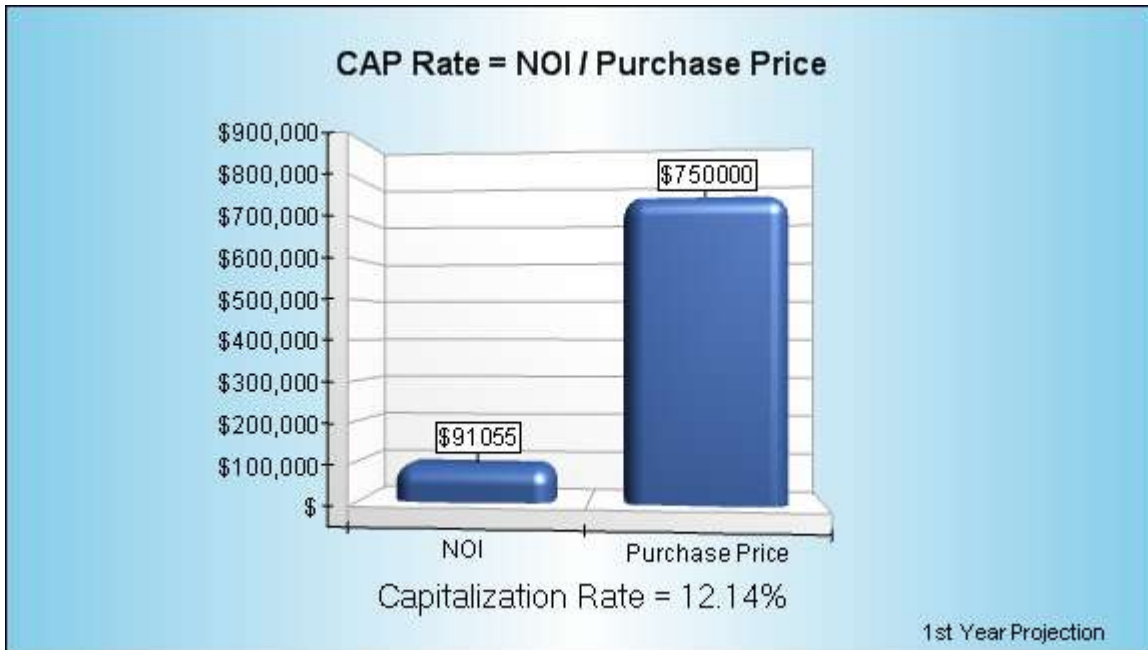
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Projection Name Projection1



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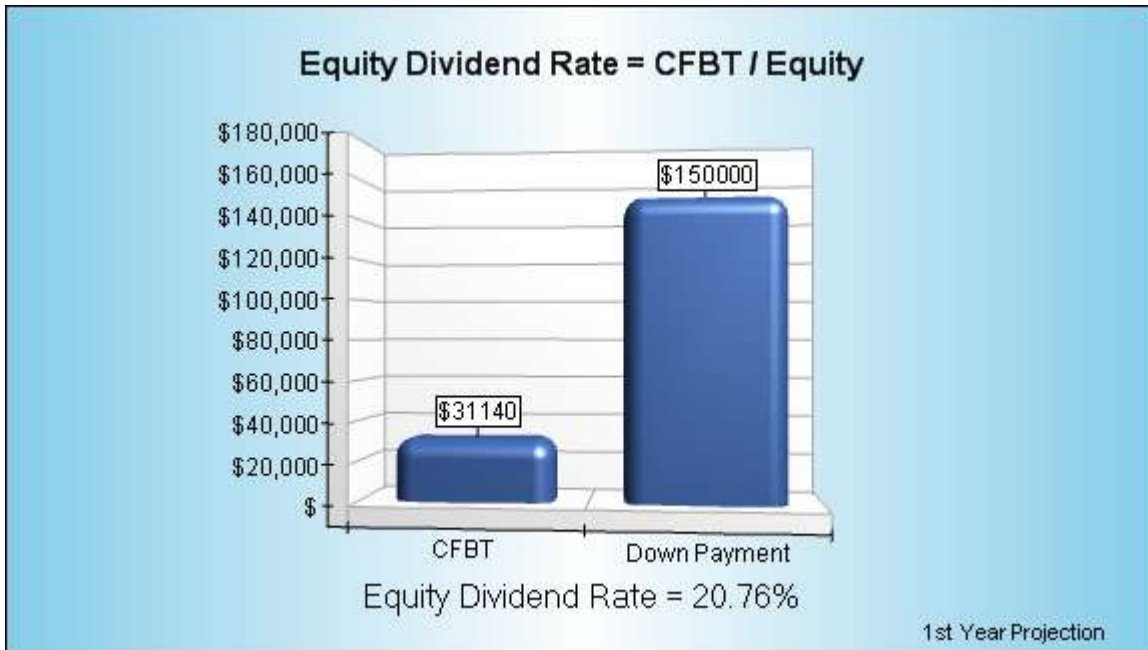
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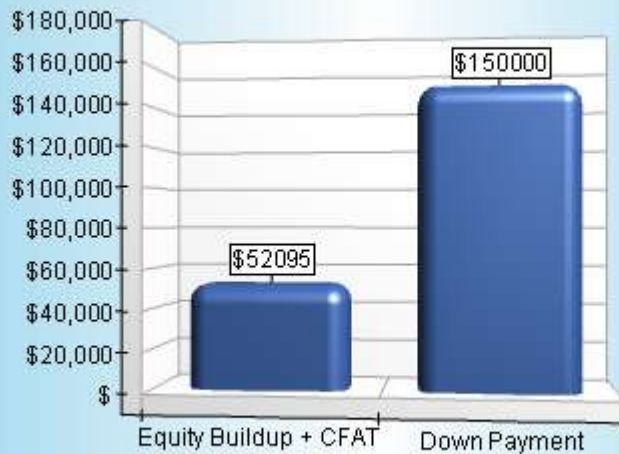
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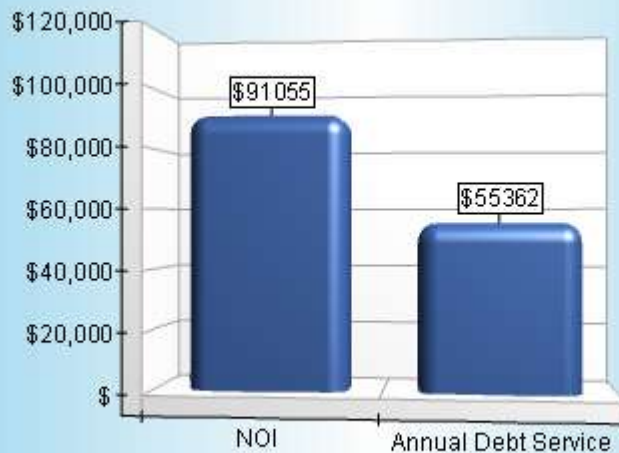
**Return on Equity = (CFAT + Equity Buildup) / Original Equity**



Return on Equity = 34.73%

1st Year Projection

**Debt Service Ratio = NOI / Debt Service**



Debt Service Ratio = 1.64

1st Year Projection