

# Investment Property Report

**Property Name** 6127 Goliad Ave  
**Property Address** 6127 Goliad Ave  
Dallas TX 75214-3696



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

**Prepared for** Mark and Diana Olivarez



<b>Parcel #</b>	00000199615000000	<b>Rentable SqFt</b>	2,656
<b>Year Built</b>	1933	<b>Vacancy Rate</b>	0.00%
<b>Zone Type</b>		<b>Reserve Rate</b>	3.00%
<b>Lot SqFt</b>	7,500	<b>Appreciation Rate</b>	0.00%
<b>Bldg SqFt</b>	2,888	<b>Income Tax Rate</b>	28.00%
<b>Property Tax</b>	\$0	<b>Property Insurance</b>	\$7,312

<b>Construction</b>	brick	<b>Pool</b>	
<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>	
<b>HVAC</b>		<b>Other</b>	

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<b>Property Name</b> 6127 Goliad Ave	<b>Purchase Price</b>	\$325,000
<b>Property Address</b> 6127 Goliad Ave	<b>Number of Units</b>	4
Dallas TX 75214-3696	<b>Price / Sq Ft</b>	\$113
	<b>Rent / Sq Ft</b>	\$1.00
<b>Projection Name</b> Projection1	<b>Cost / Unit</b>	\$81,250

## Return on Investment \*

<b>CAP Rate</b>	<b>7.46</b>
<b>Cash on Cash Return</b>	<b>1.64%</b>
<b>Return on Equity</b>	<b>9.94%</b>
<b>Equity Dividend Rate</b>	<b>-3.11%</b>
<b>Internal Rate of Return</b>	<b>8.75</b>
<b>Gross Rent Multiple</b>	<b>10.20</b>
<b>Debt Service Ratio</b>	<b>0.99</b>

\* First Year Projections

## Annual Operating Financials \*

<b>Total Potential Rent</b>	\$31,872
<b>Vacancy Credit Loss</b>	\$0
<b>Effective Rent Income</b>	\$31,872
<b>Other Income</b>	\$0
<b>Adjusted Gross Income</b>	\$31,872
<b>Expenses</b>	\$7,612
<b>Net Operating Income</b>	<b>\$24,260</b>
<b>Mortgage Interest</b>	\$21,846
<b>Depreciation Allowance</b>	\$8,273
<b>Taxable Income</b>	-\$5,514
<b>Debt Service</b>	\$24,542
<b>Reserves</b>	\$728
<b>Cash Flow Before Tax</b>	<b>-\$1,010</b>
<b>Tax Liability</b>	-\$1,544
<b>Cash Flow After Tax</b>	<b>\$534</b>

## Cash Flow Projection \*\*

Year	Annual	Cumulative	Reserve
1	-\$1,010	-\$1,010	\$728
2	-\$82	-\$1,092	\$1,456
3	\$873	-\$219	\$2,184
4	\$1,857	\$1,638	\$2,912
5	\$2,870	\$4,508	\$3,640
6	\$3,791	\$8,299	\$4,368
7	\$4,471	\$12,770	\$5,096
8	\$5,166	\$17,936	\$5,824
9	\$5,879	\$23,815	\$6,552
10	\$6,512	\$30,327	\$7,280

\*\* Cash flow estimate based on:  
Annual Rent increase 3.00%  
Annual Expense increase 0.00%

## Acquisition Summary

<b>Down Payment</b>	\$32,500
<b>Closing Costs &amp; Points</b>	\$0
<b>Total Acquisition Cost</b>	\$32,500

## Loan Terms

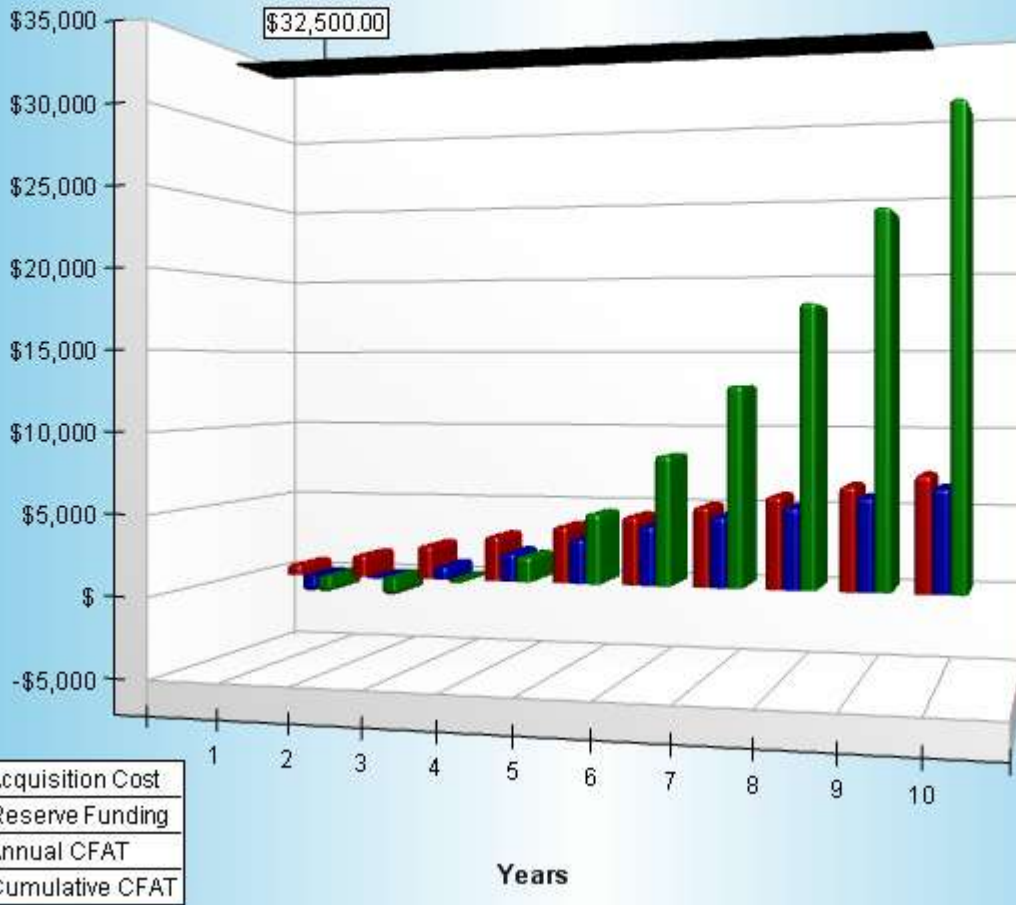
<b>Total Amount Borrowed</b>	\$292,500
<b>Loan to Value (LTV)</b>	90.00%
<b>Loan 1 Interest Rate</b>	7.500%
<b>Loan 1 Term (months)</b>	360
<b>Total Monthly Payment</b>	\$2,045

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10-Year Cash Flow Projection for 6127 Goliad Ave Projection1



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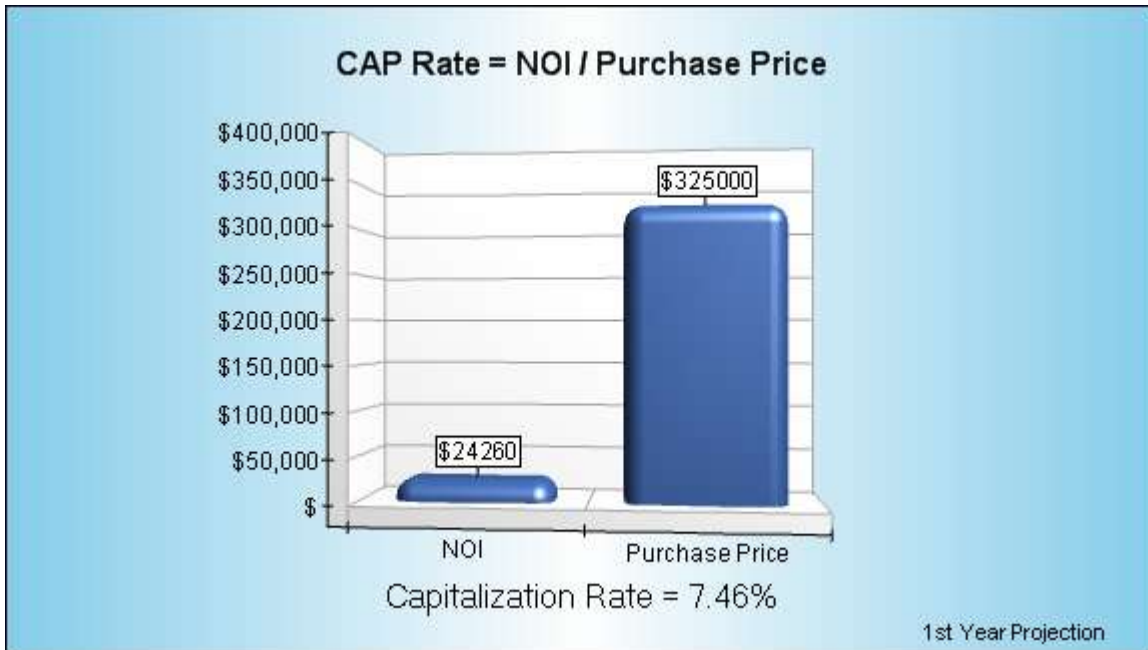
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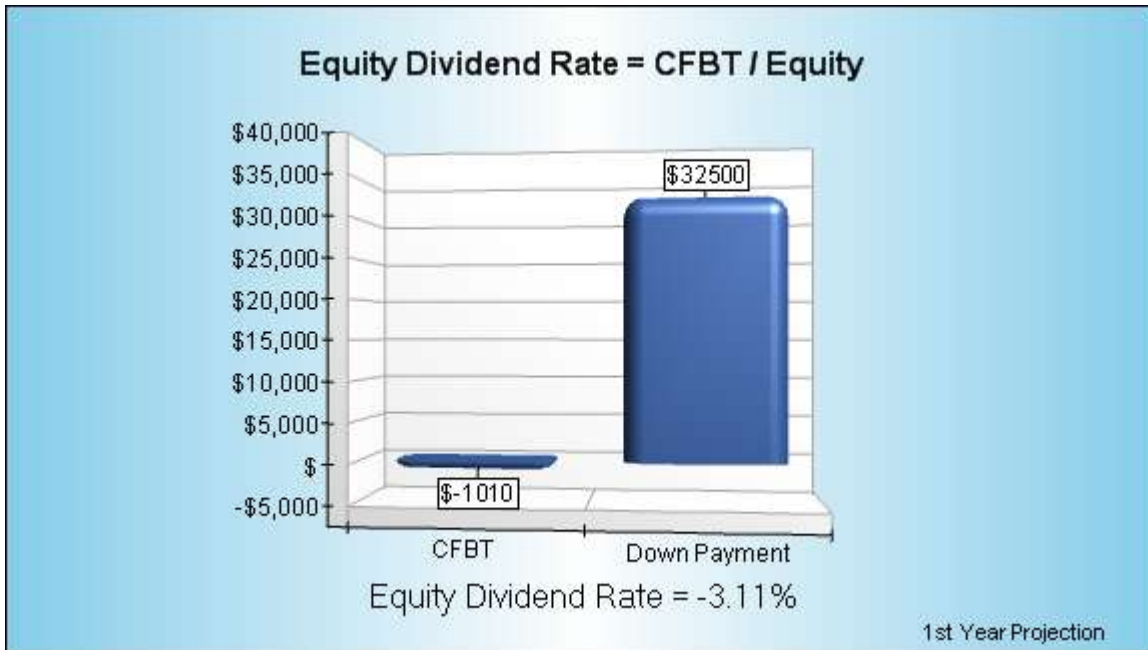
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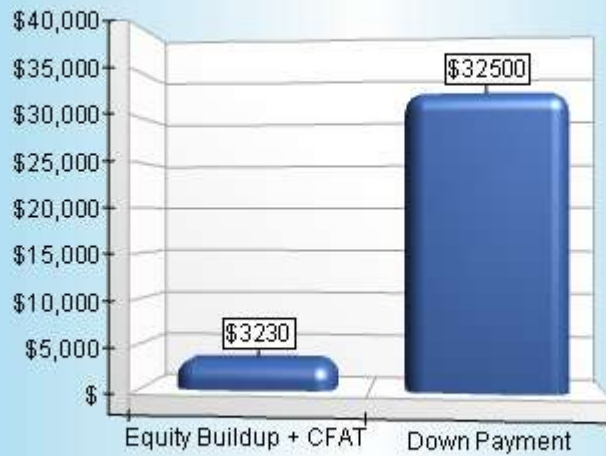


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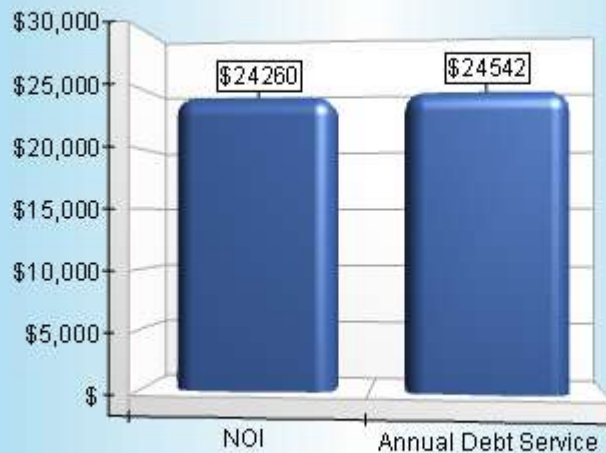
**Return on Equity = (CFAT + Equity Buildup) / Original Equity**



Return on Equity = 9.94%

1st Year Projection

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



Debt Service Ratio = .99

1st Year Projection