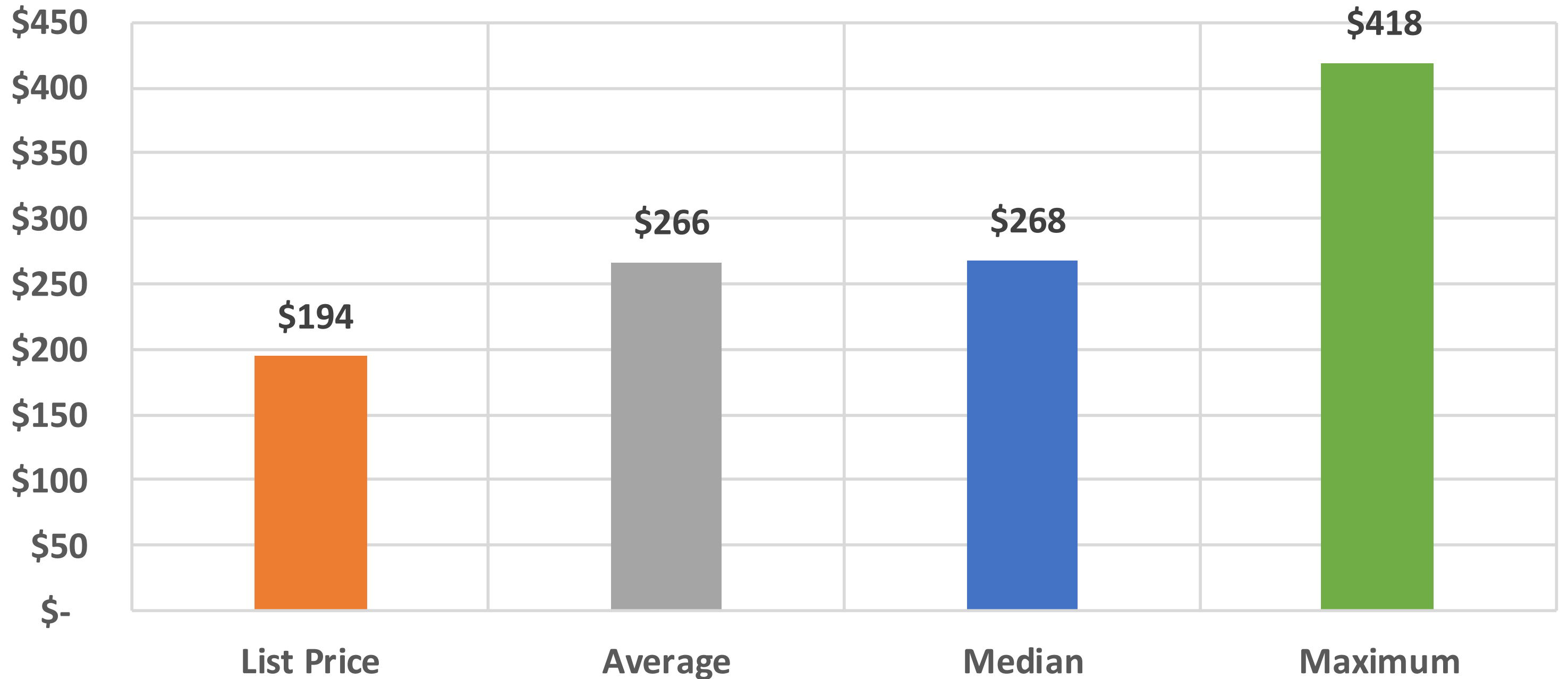


315 W Burbank Fredericksburg TX 78624 Financial Model			
Investor Proforma			
Category	Description	\$	Totals
LIST PRICE			\$ 179,900
ESTIMATED RENOVATION BUDGET			\$ 30,000
INVESTMENT (LIST PRICE + ESTIMATED IMPROVEMENTS)			\$ 209,900
ANNUAL RENTAL REVENUES			\$ 18,000
Home	Monthly Estimate	\$ 1,500	
ANNUAL OPERATING EXPENSES			\$ 5,290
Taxes	2016 Actual	\$ 2,291	
Insurance	2017 Estimated	\$ 900	
Repairs	Included in Reserve		
Maintenanace	Included in Reserve		
HOA	None	\$ -	
Utilities	None - Tenant expense	\$ -	
Property Management	None- Owner Managed	\$ -	
Reserve	1% of Investment	\$ 2,099	
PERFORMANCE INDICATORS			
Net Operating Income	Annual Rental Revenues - Annual Operating Expenses		\$ 12,710
Estimated Annual Debt Service	*Estimated montly P&I * 12		\$ 10,210
Net Cash Flow	Net Operating Income - *Annual Debt Service		\$ 2,500
Cap Rate	Net Operating Income / Sale Price		7.06%
1st year Cash on Cash	1st Year Net Cash Flow / (Down Payment + 1% Closing Cost)		5.41%
* \$850.83 estimated monthly P&I. 4.5% APR. Arm 5 year fixed. 30-year amortization. 1% closing cost. Calculator: http://www.calculator.net/			

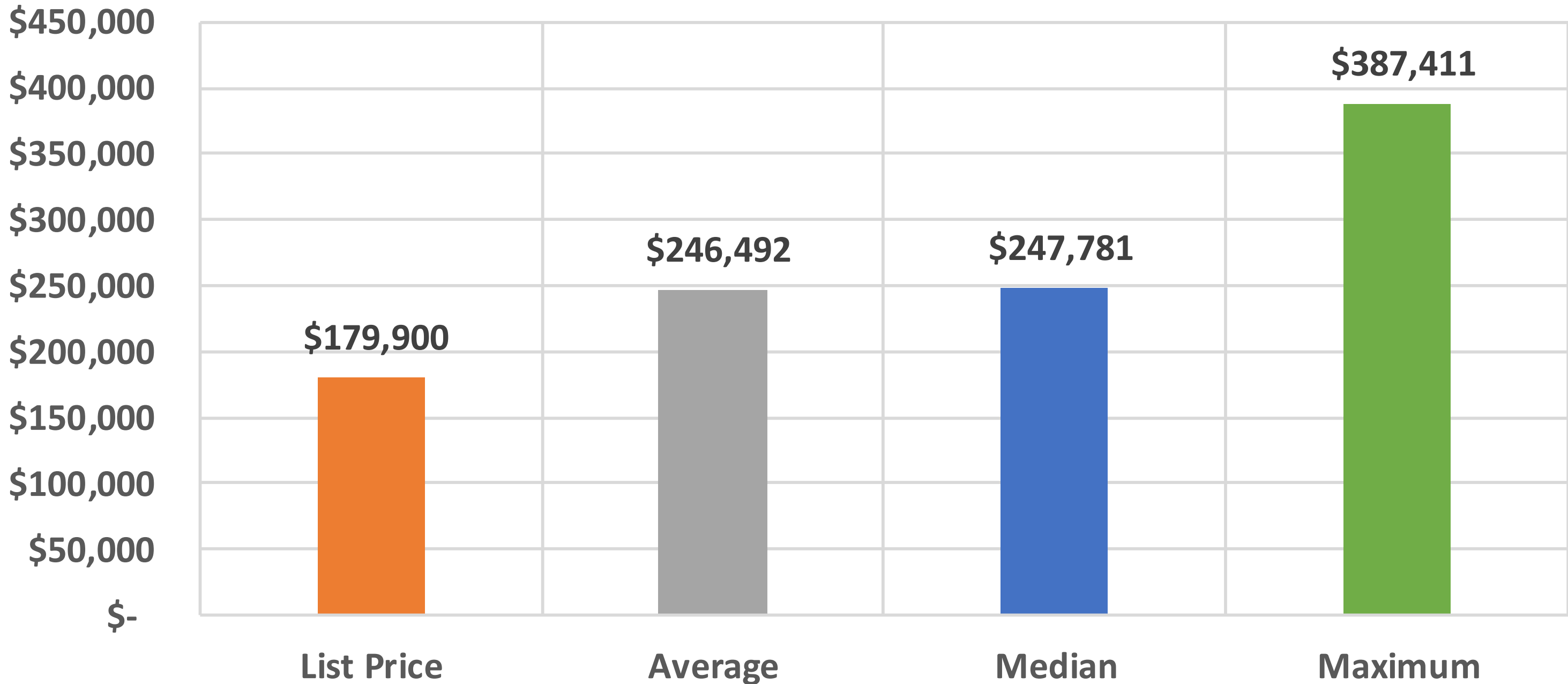
\$36,000 Instant Equity AFTER \$30,000 Investor Renovation Investment

Category	Calculation	\$
List Price		\$ 179,900
Investor Rehab Budget		<u>\$ 30,000</u>
Investment	List Price + Rehab Cost	\$ 209,900
2016 Home Value: Avg. Sale Price per SF in Fredericksburg for Homes Under 1,000 SF * 926 SF	\$266 SF * 926 SF	<u>\$ 246,316</u>
Instant Equity	2016 Home Value - Investment	\$ 36,416

List Price / SF Compared to 2016 Fredericksburg Sale Price / SF Homes Sold Under 1,000 SF



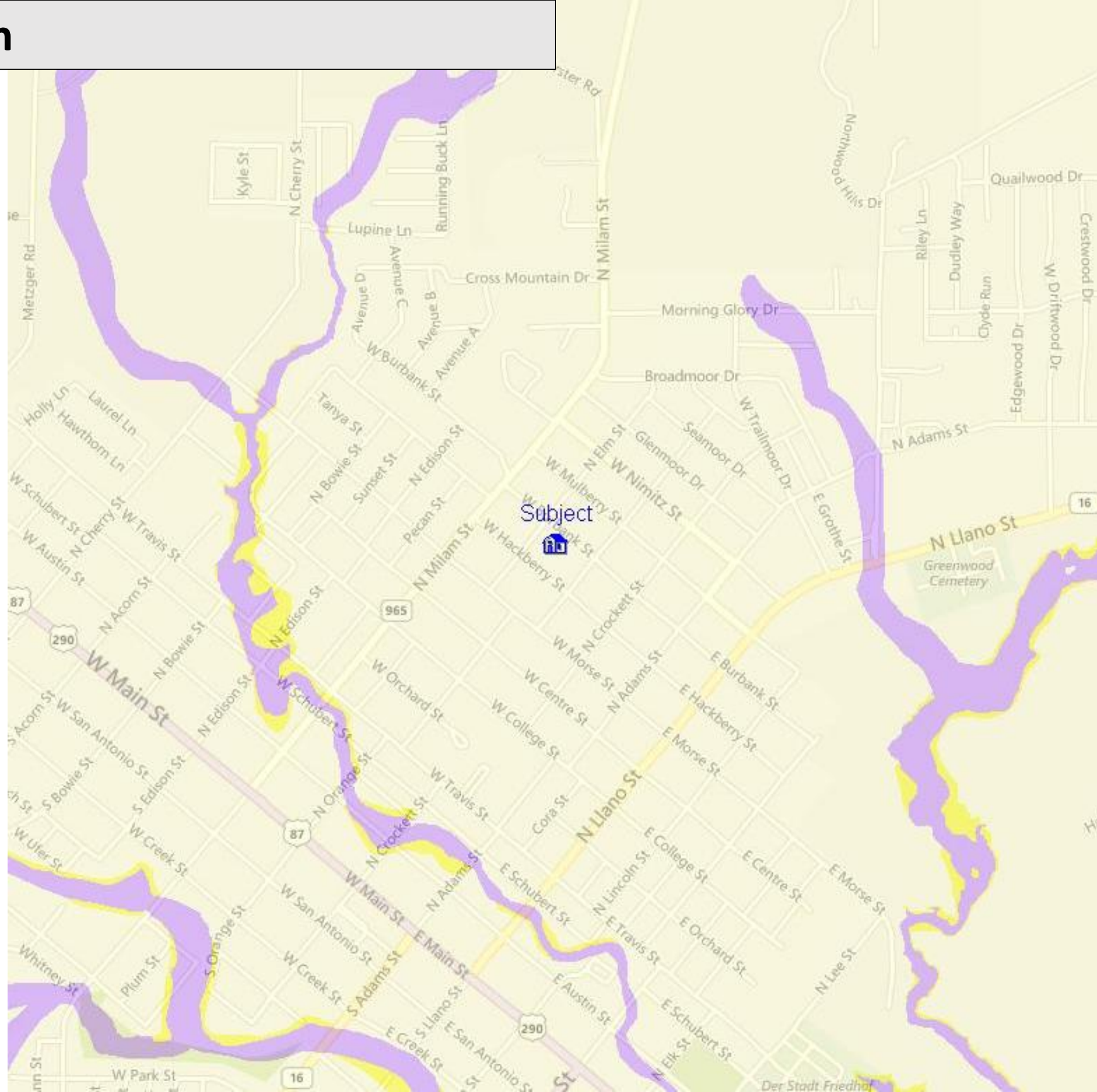
List Price Compared to 2016 Fredericksburg Sale Price Homes Sold Under 1,000 SF



Gillespie CAD Satellite with Property Lines




Not in flood plain




315 West Burbank Street

[Add scores to your site](#)

A location in Fredericksburg

Commute to **Downtown Kerrville** 

 60+ min  60+ min  60+ min [View Routes](#)

 **Favorite**

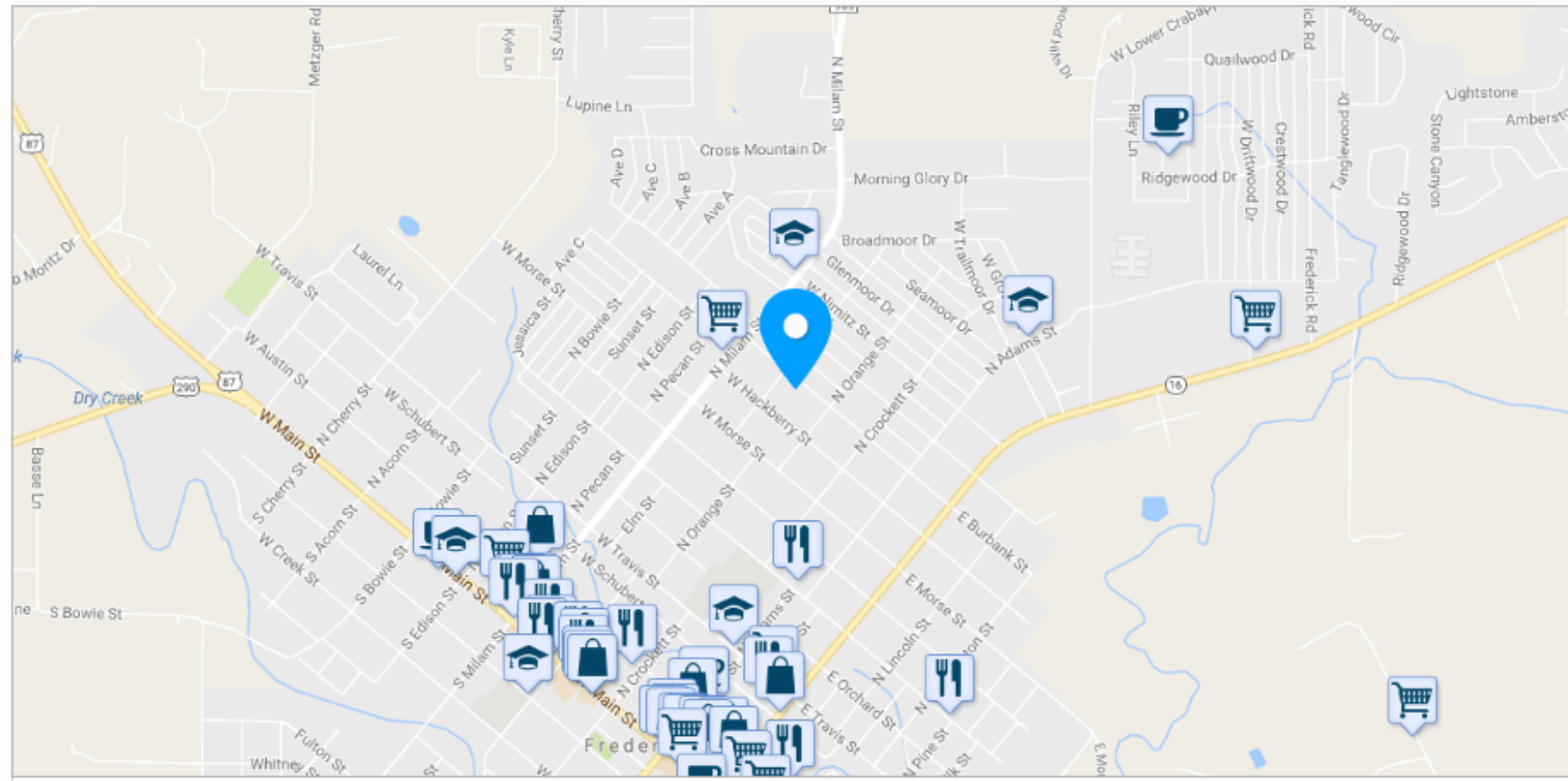
 **Map**

Walk Score
39

Car-Dependent

Most errands require a car.

[About your score](#)



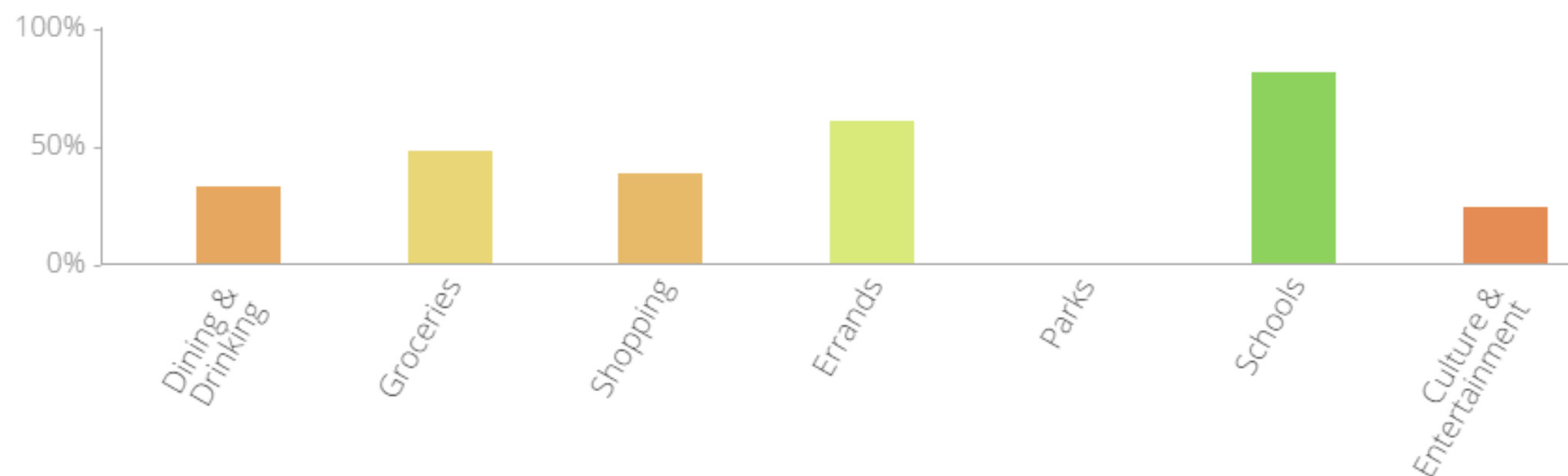
315 W Burbank ST Fredericksburg TX 78624



Car-Dependent

Most errands require a car

The Walk Score here is 39 out of 100 based on these categories. [View a map](#) of what's nearby.



Who lives in Fredericksburg

ESRI Tapestry Segmentation Profile

9% Retirement Communities

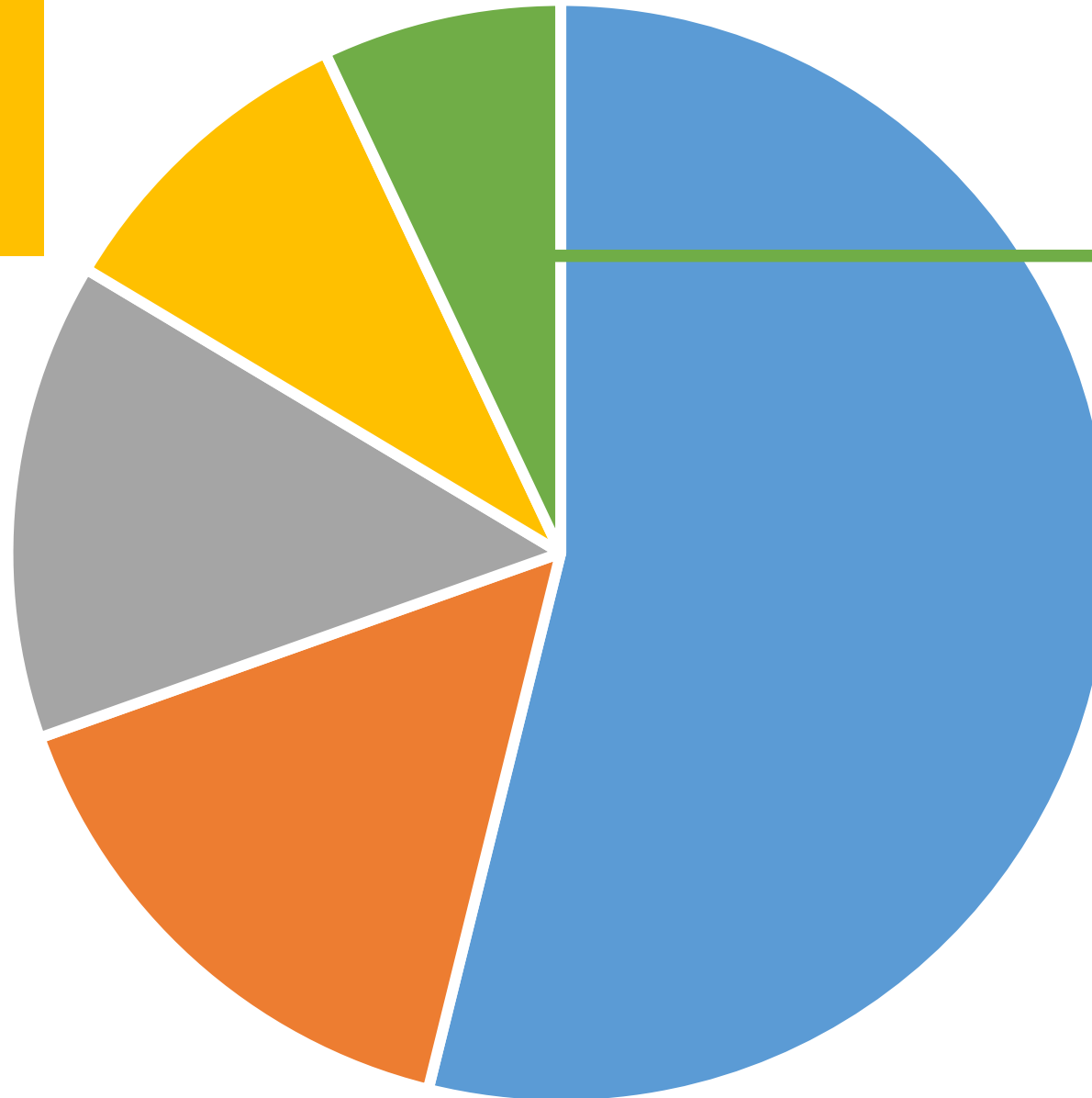
1.9 Avg. Household Size
52 Median Age
Fiscally responsible eye on finances
Paid their dues, prefer eating out

14% Old & Newcomers

2.1 Avg. Household Size
39 Median Age
Single's lifestyles on a budget
Age not obvious from choices

16% Comfortable Empty Nesters

2.5 Avg. Household Size
47 Median Age
Many live where they grew up
Value health and financial well-being



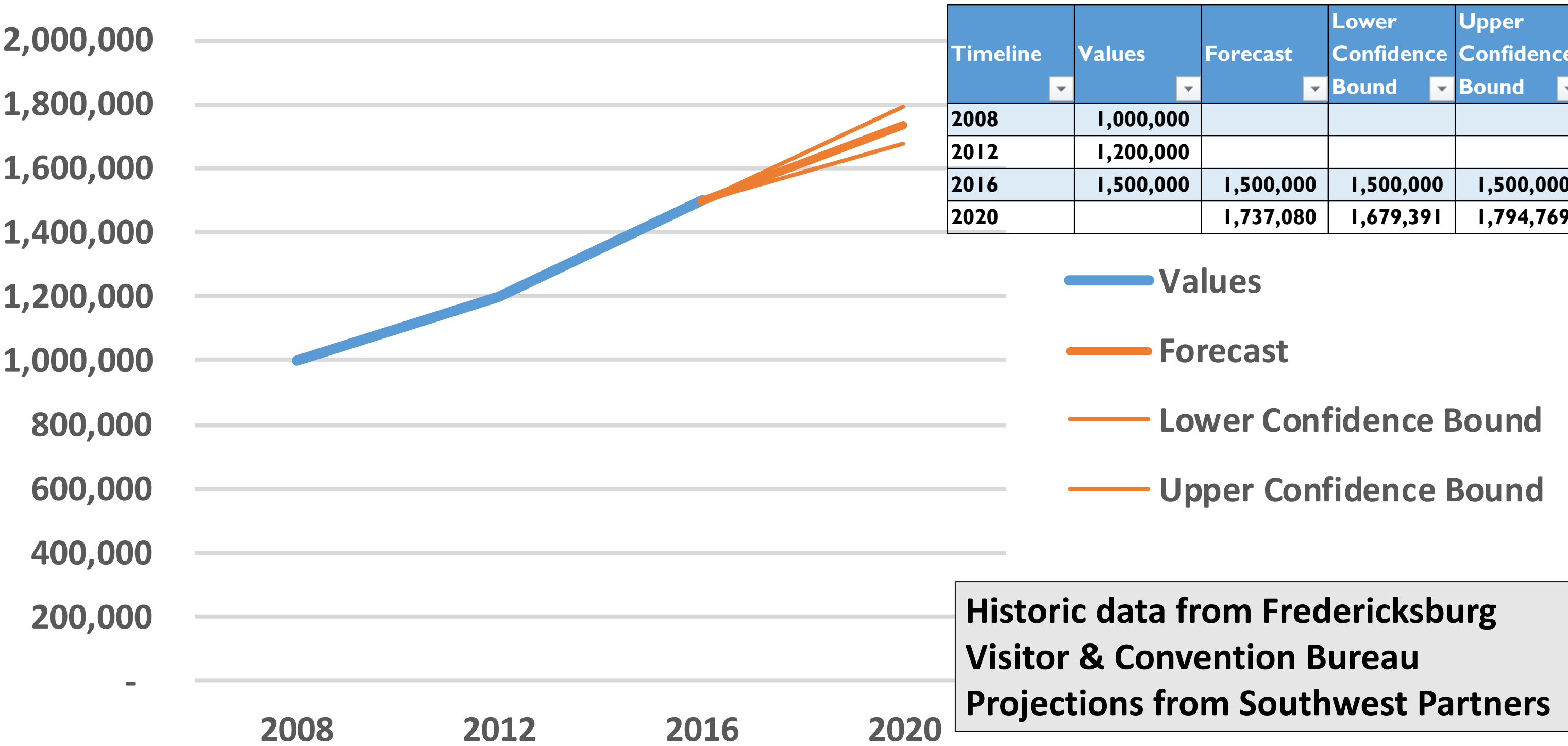
7% The Great Outdoors

2.4 Avg. Household Size
46 Median Age
Invest in real estate vs. stocks
Most still work

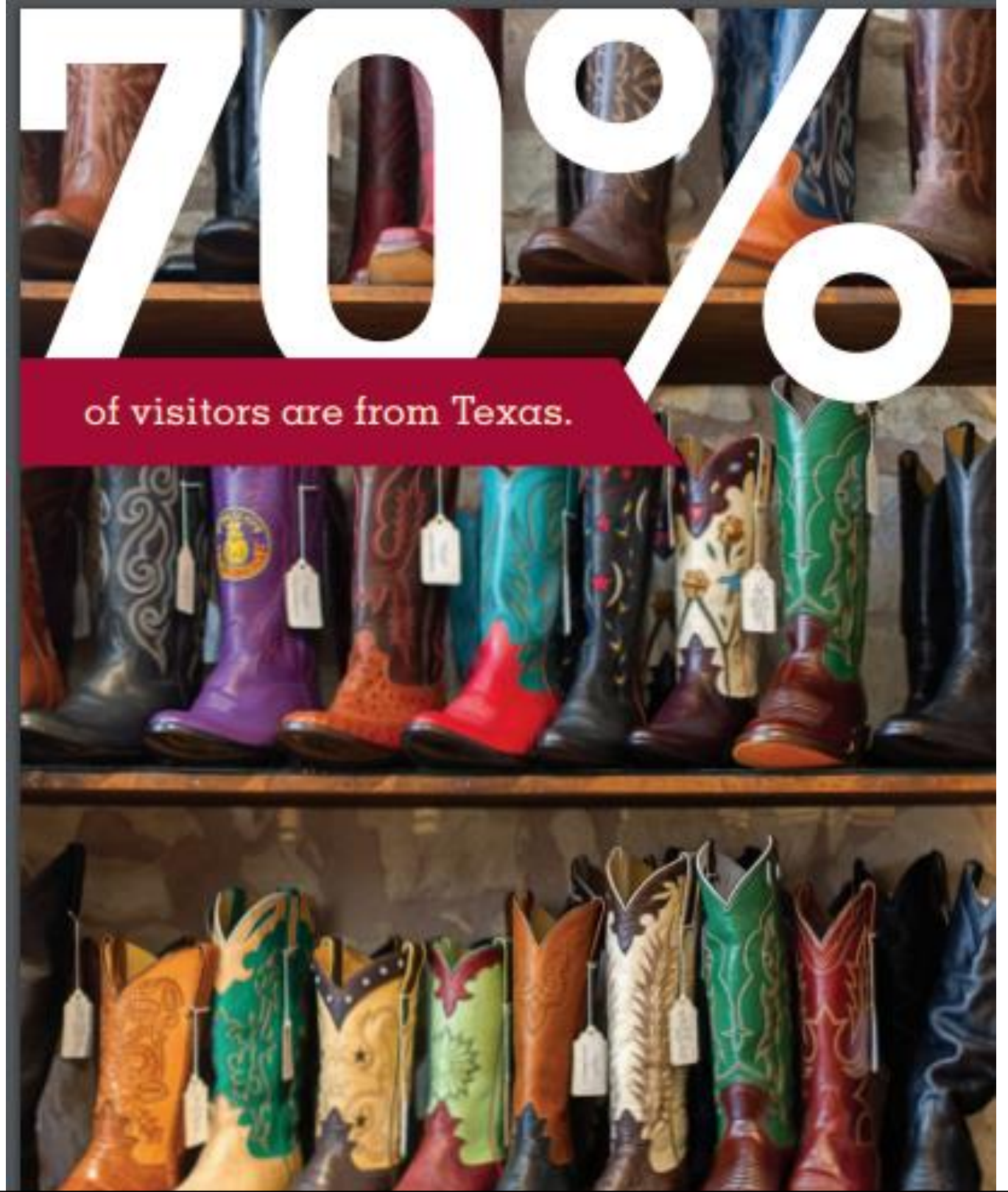
54% Midlife Constants

2.3 Avg. Household Size
46 Median Age
Live in smaller communities
Generous, not spendthrifts

Fredericksburg Annual Visitors Historic & Projected



Visitor demographics



From Fredericksburg Visitor & Convention Bureau 2013 Annual Report

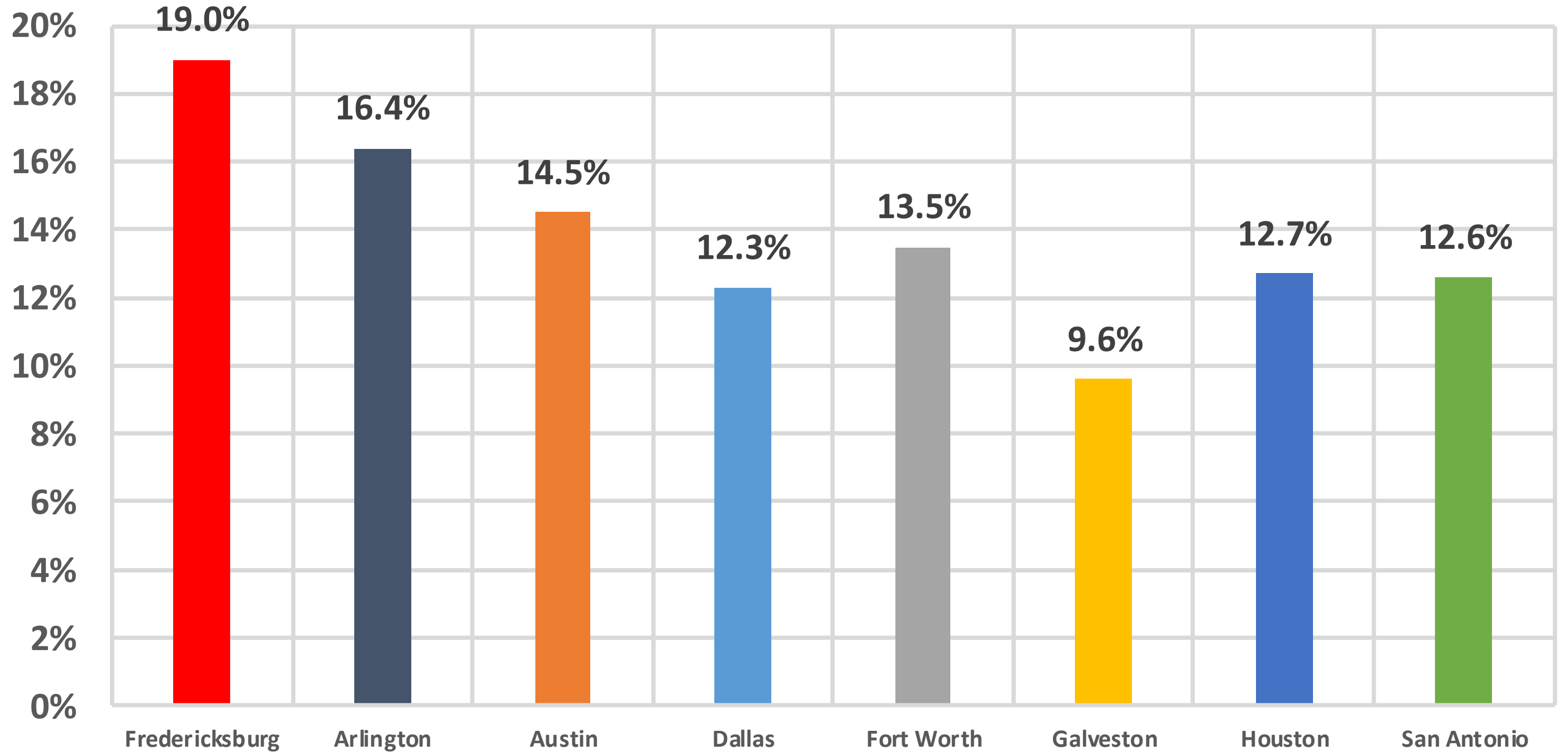
Visitor home locations



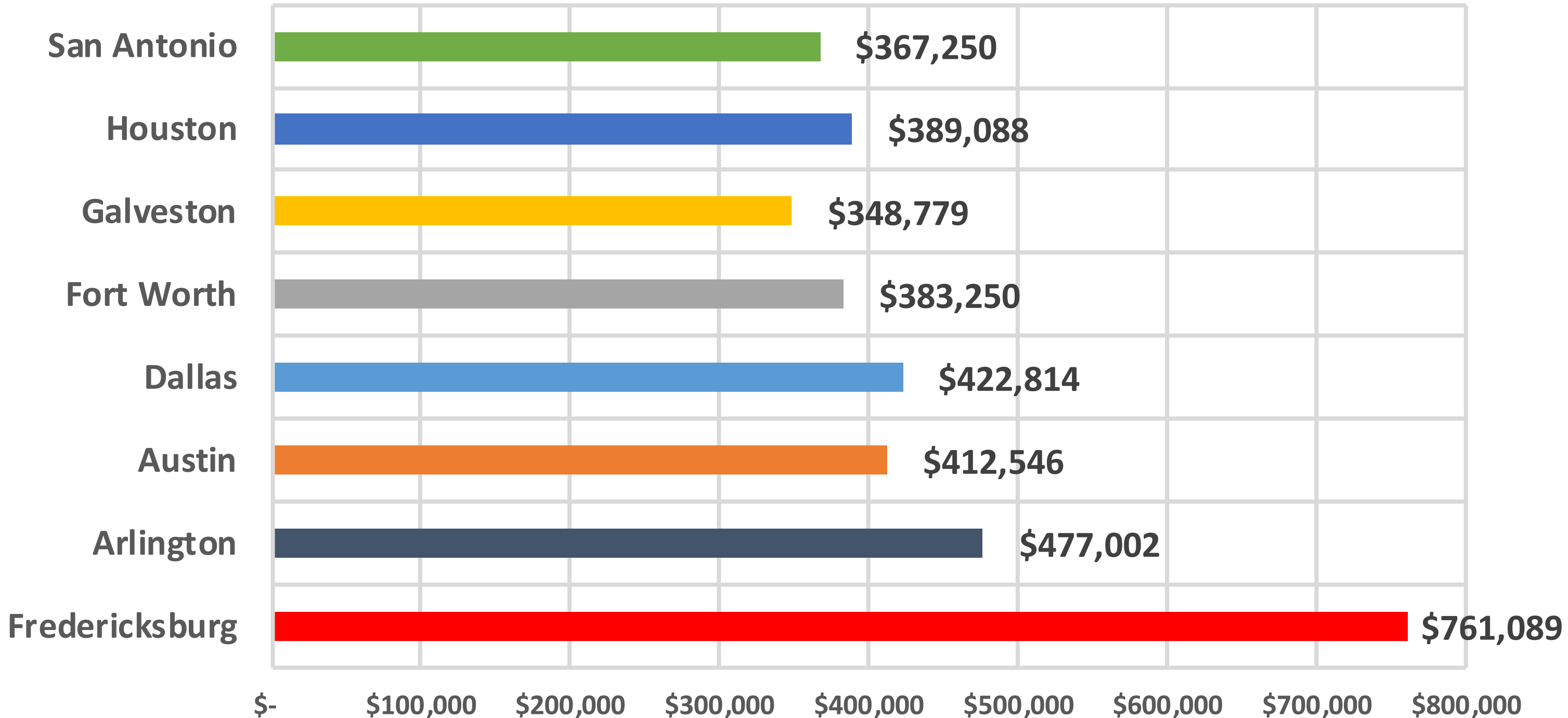
Rank in # of Visitors

1. San Antonio
2. Houston
3. Dallas
4. Fort Worth/Arlington
5. East Coast, USA
6. Hill Country
7. Austin
8. Galveston
9. Pasadena/Pearland

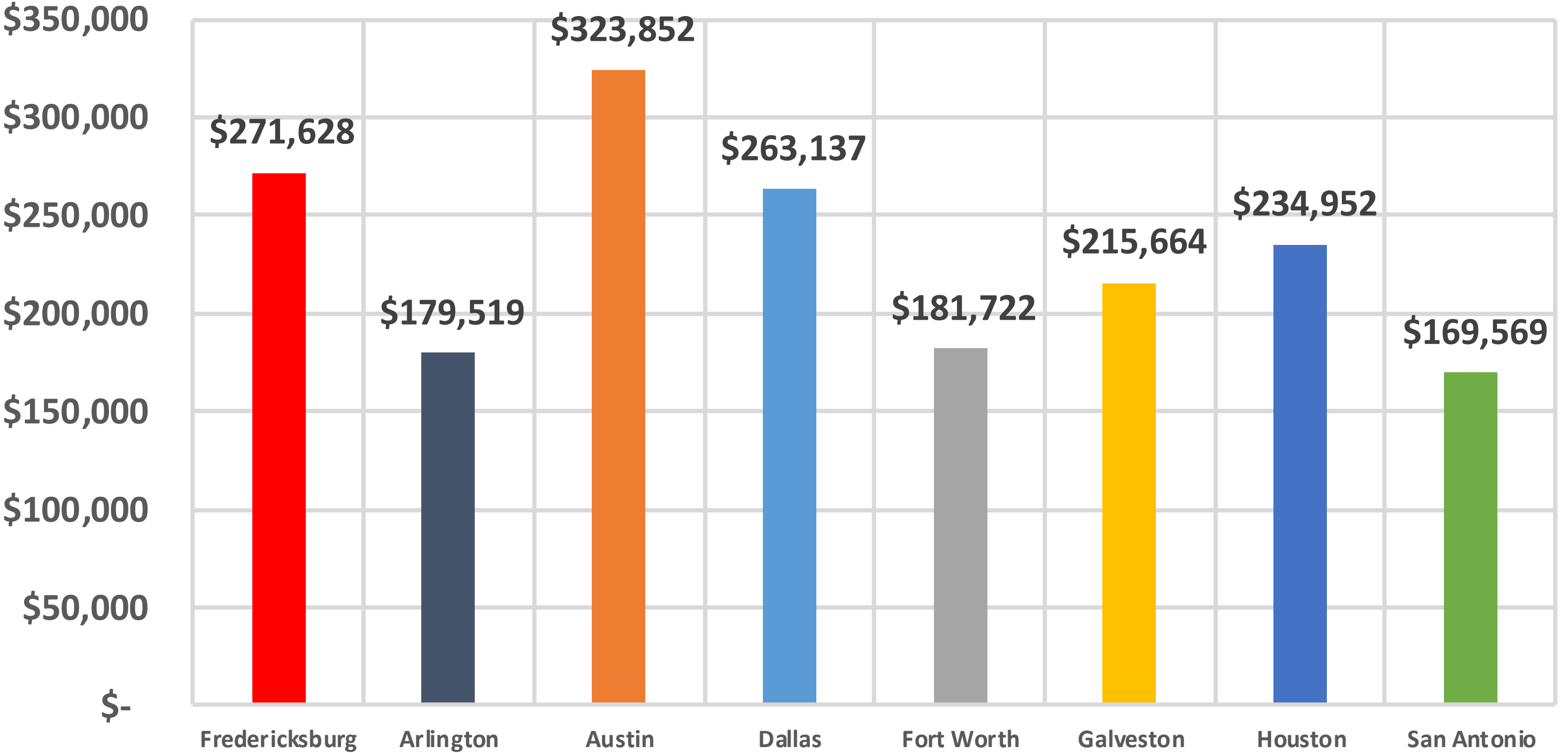
% \$500K Household Net Worth



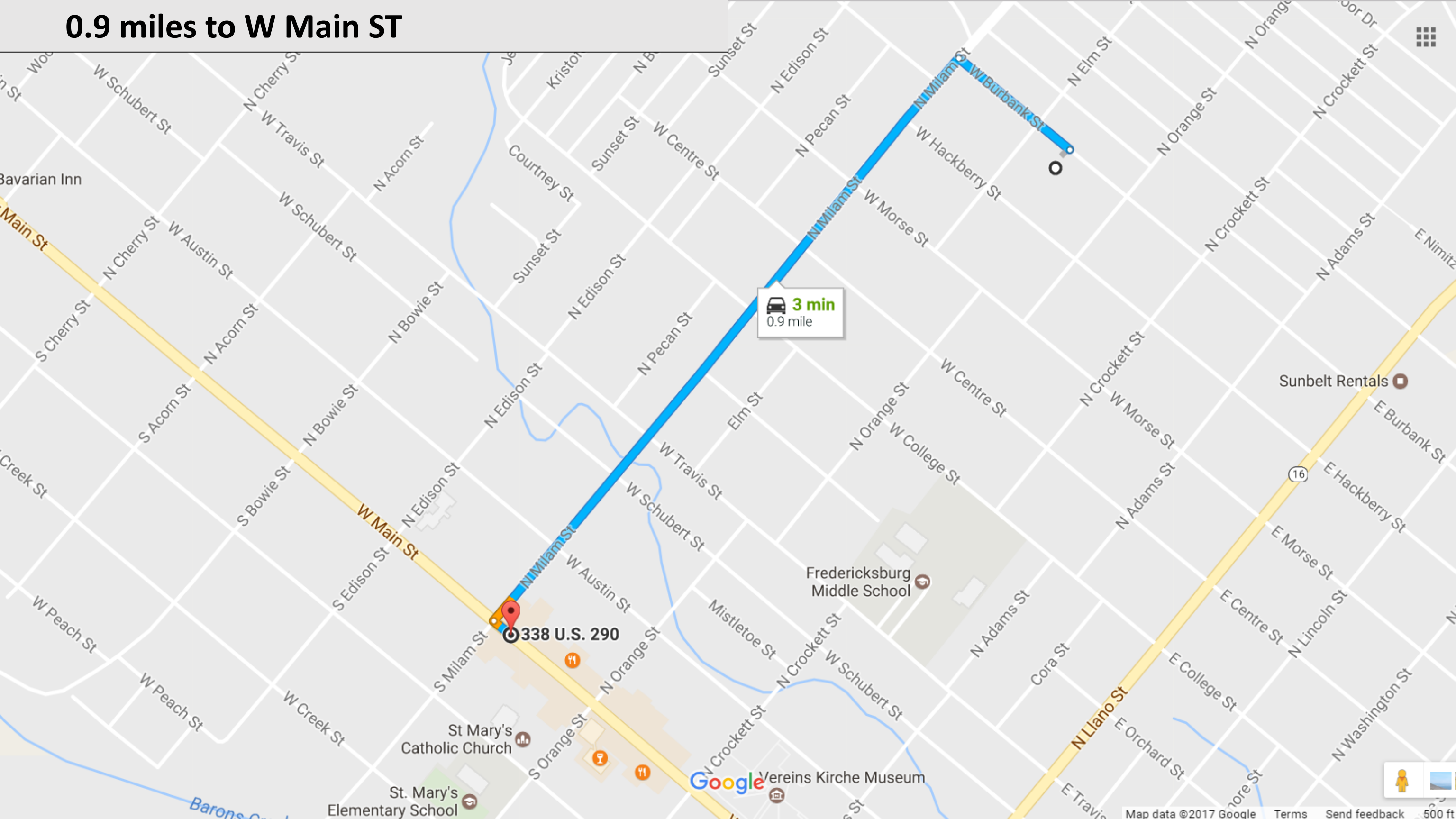
Average Household Net Worth



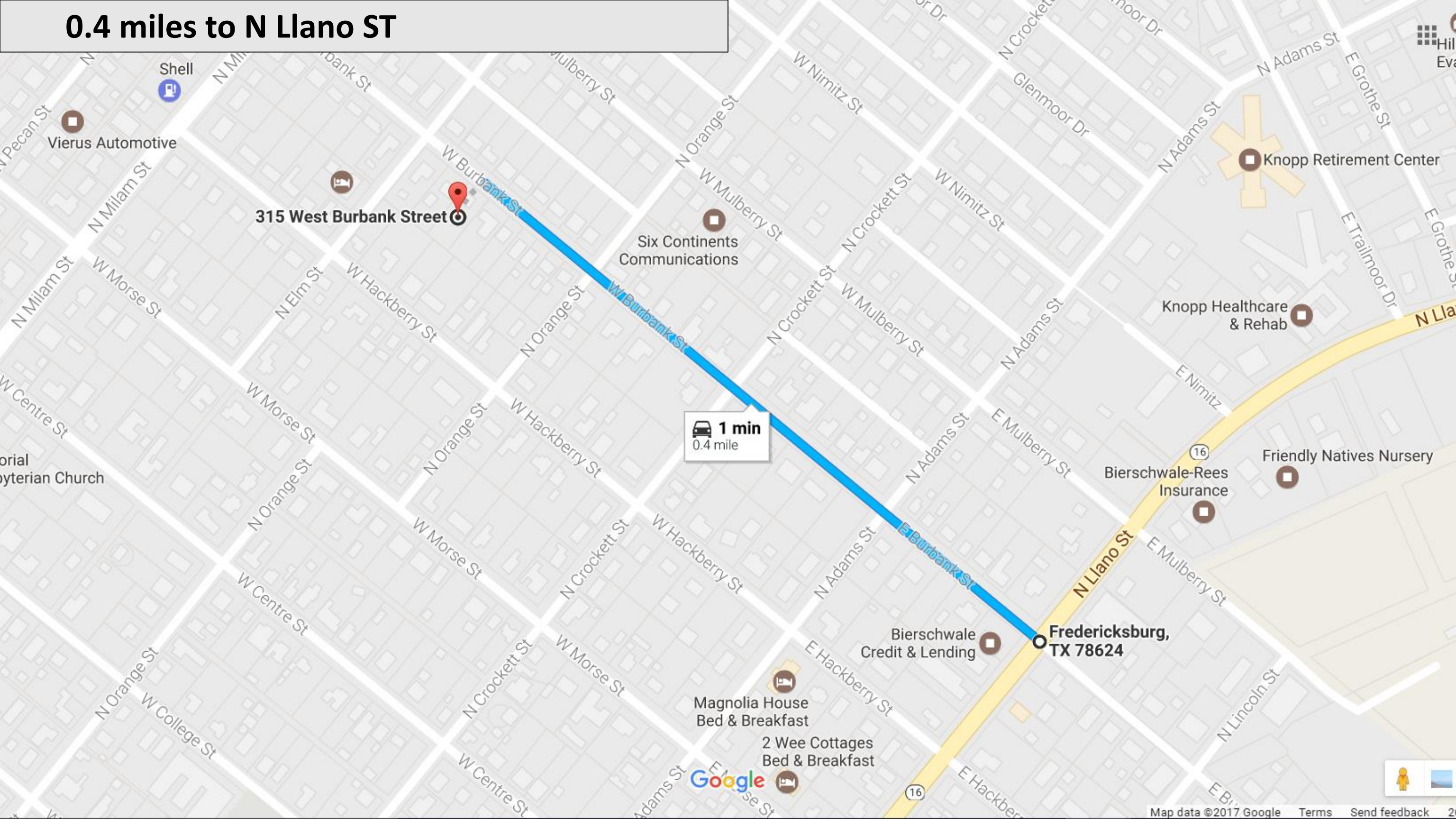
Average Home Values



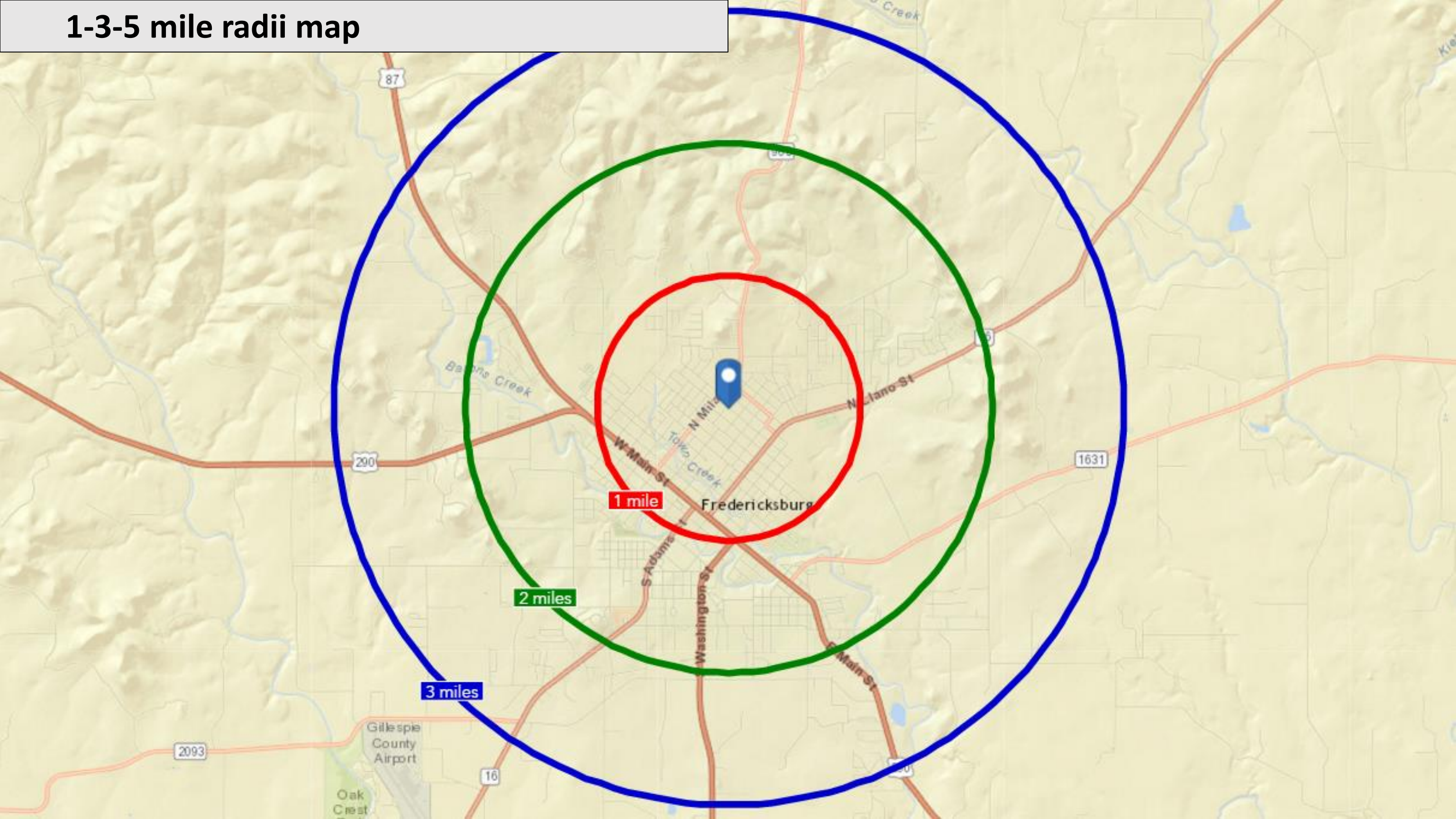
0.9 miles to W Main ST



0.4 miles to N Llano ST



1-3-5 mile radii map



30-60-90 mile radii map

