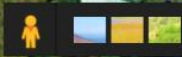


Google Aerial View



Google

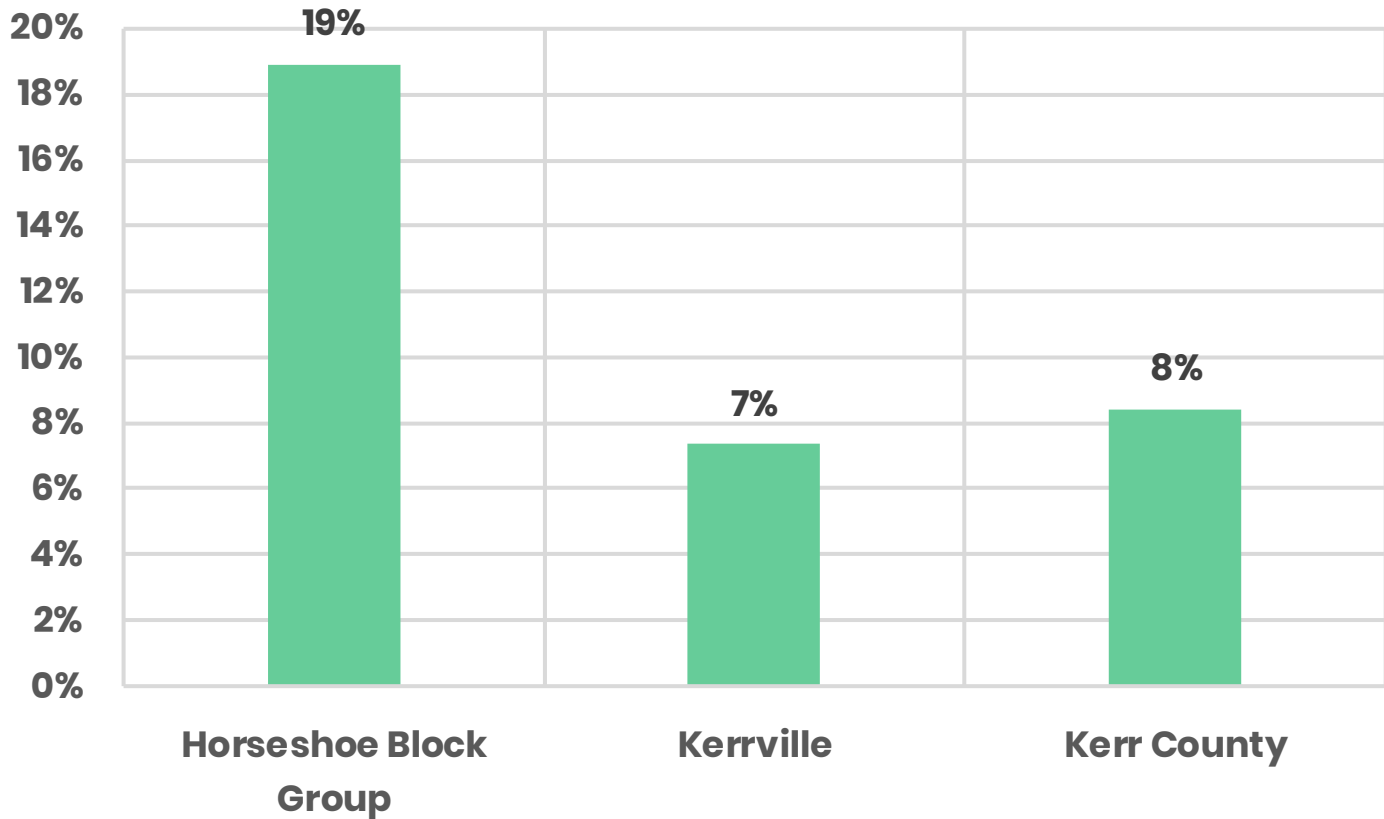


Kerr County Appraisal District Map



Investor Model Proforma			
		1602 Muleshoe DR, Kerrville, TX	
Category	Description	#/%	Totals
LIST PRICE			\$ 179,900
Renovations			\$ -
TOTAL INVESTMENT			\$ 179,900
REVENUES			
6301 Wurzbach RD	Projected	\$ 18,000	
Vacancy %	Actual	0%	
ANNUAL RENTAL REVENUES			\$ 18,000
EXPENSES			
Taxes	2017 Actual	\$ 1,231	
Insurance	Estimated (.005% of \$160,000 [estimated improved value])	\$ 800	
Maintenance & Repairs	Estimated (5% of rental income)	\$ 900	
ANNUAL OPERATING EXPENSES			\$ 1,700
PERFORMANCE INDICATORS			
Net Operating Income	Annual Rental Revenues - Annual Operating Expenses		\$ 16,300
Annual Debt Service	EST Monthly P*I 80% LTV		\$ 9,271
Net Cash Flow	Net Operating Income - *Annual Debt Service		\$ 7,029
1st year Cash on Cash	1st Year Net Cash Flow / (Down Payment + 1% Closing Cost)		17.76%
Cap Rate	Net Operating Income / Sale Price		9.06%
* \$772.59 EST monthly P&I. 80% LTV. 5% APR. 30-year amortization. 5 year lock. 1% closing cost. Calculator: http://www.calculator.net/			

Property Value Trend Comparisons | ESRI Data



Market Comparison | Horseshoe Oaks Block Group vs. Kerrville

HOME VALUE GROWTH TREND

Horseshoe Oaks Block Group
158% HIGHER
than Kerrville



% RESIDENTS UNDER 18 YEARS OLD

Horseshoe Oaks Block Group
46% HIGHER
than Kerrville



% FAMILY HOUSEHOLDS

Horseshoe Oaks Block Group
18% HIGHER
than Kerrville



% UNEMPLOYMENT RATE

Horseshoe Oaks Block Group
25% LOWER
than Kerrville



AVG. HOUSEHOLD SIZE

Horseshoe Oaks Block Group
24% HIGHER
than Kerrville



% ADULTS GRADUATE DEGREE OR HIGHER

Horseshoe Oaks Block Group
12% LOWER
than Kerrville



% HOMES WITH CHILDREN

Horseshoe Oaks Block Group
14% HIGHER
than Kerrville



% HOMES OWNER OCCUPIED

Horseshoe Oaks Block Group
13% LOWER
than Kerrville



Infographic Summary | Horseshoe Oaks Block Group

KEY FACTS

11,100

Population



Average
Household Size

49.2

Median Age

\$54,237

Median Household
Income

EDUCATION

12%

No High
School
Diploma



High School
Graduate



26%

Some College



38%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,058

Total Businesses



9,328

Total Employees

EMPLOYMENT



White Collar

57%



Blue Collar

17%



Services

26%

4.5%

Unemployment
Rate

INCOME



\$54,237

Median Household
Income



\$30,937

Per Capita Income



\$131,813

Median Net Worth

Households By Income

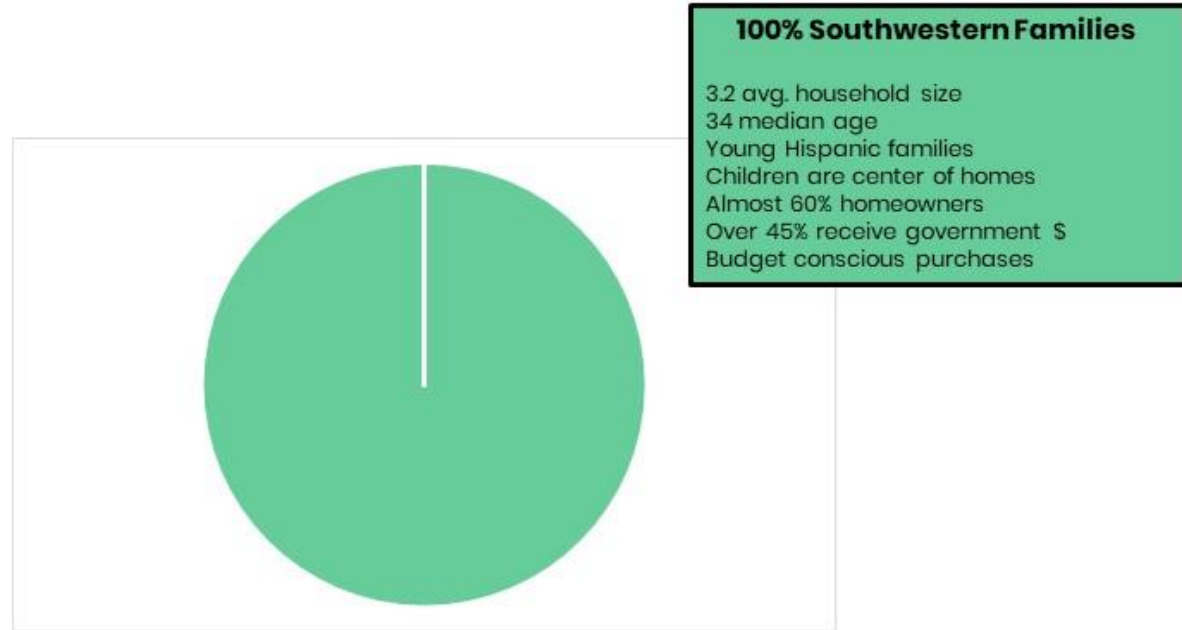
The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$200,000+ (3.2%)

Indicator	Value	Difference	
< \$15,000	8.9%	+0.4%	
\$15,000 - \$24,999	12.2%	+1.0%	
\$25,000 - \$34,999	10.9%	+1.0%	
\$35,000 - \$49,999	13.7%	+0.1%	
\$50,000 - \$74,999	18.2%	-1.6%	
\$75,000 - \$99,999	15.0%	+1.2%	
\$100,000 - \$149,999	13.3%	-0.1%	
\$150,000 - \$199,999	3.7%	-0.5%	
\$200,000+	3.2%	-1.5%	

Bars show deviation from
Gillespie County

Lifestyles & Choices Households | Horseshoe Oaks Block Group



Southwestern Families | Lifestyles & Choices Summary



LifeMode Group: Ethnic Enclaves

Southwestern Families

7F

WHO ARE WE?

Residents in these neighborhoods are young families that form the foundation of Hispanic life in the Southwest. Children are the center of households that are composed mainly of married couples with children and single-parent families. Grandparents are caregivers in some of these households. Recent arrivals and older generations are language-isolated. Much of the working-age population is employed in blue-collar occupations, specializing in skilled work, as well as building maintenance and service jobs. Spending is focused on the family and at-home entertainment, but they do like to gamble (casinos and lottery tickets).

OUR NEIGHBORHOOD

- A family market: Married couples with kids, single parents, and grandparents head these households.
- Average household size is higher at 3.17 (Index 123).
- Many residents were born abroad (Index 237); many households have residents who speak only Spanish (Index 594).
- Over 40% of householders rent single-family homes within a mix of urban city centers and the suburbs in metropolitan areas.
- Neighborhoods are older; most of the homes constructed prior to 1970.
- Over 70% of all households have one or two vehicles available.

SOCIOECONOMIC TRAITS

- While close to 30% have attended or graduated from college, over 40% did not complete high school, which has limited their employment prospects.
- High rate of unemployment is at 12% (Index 139), and low labor force participation is at 52% (Index 83).
- Most households receive income from wages or salaries, but over 35% receive contributions from Social Security and over 10% from Supplemental Security Income.
- While budget-conscious consumers, they are also mindful of quality and attentive to environmental concerns in their purchasing decisions.
- Often, purchase decisions are based on how a product may improve or organize their lives.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK USA.

Greatschools.org | School ratings

e | <https://www.greatschools.org/search/search.page?lat=30.0792547&lon=-99.1503069&zipCode=78028&state=TX&locationType=premise&normal...>

ASSIGNED SCHOOL



It looks like this is your assigned Elementary school, but we recommend double-checking with the district or school*

Starkey Elementary School

1030 West Main Street, Kerrville, TX 78028

★★★★★ 12 reviews | Public district

1.25 miles

5
GreatSchools
Rating

✓ Compare

🏠 Homes for sale

ASSIGNED SCHOOL



It looks like this is your assigned High school, but we recommend double-checking with the district or school*

Tivy High School

3250 Texas 534 Loop, Kerrville, TX 78028

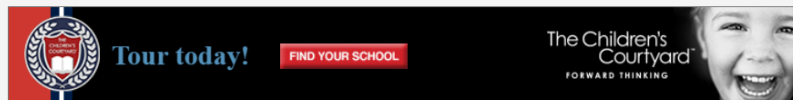
★★★★☆ 18 reviews | Public district

3.83 miles

7
GreatSchools
Rating

✓ Compare

🏠 Homes for sale



ADVERTISEMENT



Peterson Middle School

1607 Sidney Baker Street, Kerrville, TX 78028

★★★★☆ 6 reviews | Public district 7-8

2.07 miles

7
GreatSchools
Rating

✓ Compare

🏠 Homes for sale



Nimitz Elementary School

100 North Valley View Drive, Kerrville, TX 78028

★★★★☆ 11 reviews | Public district K-5

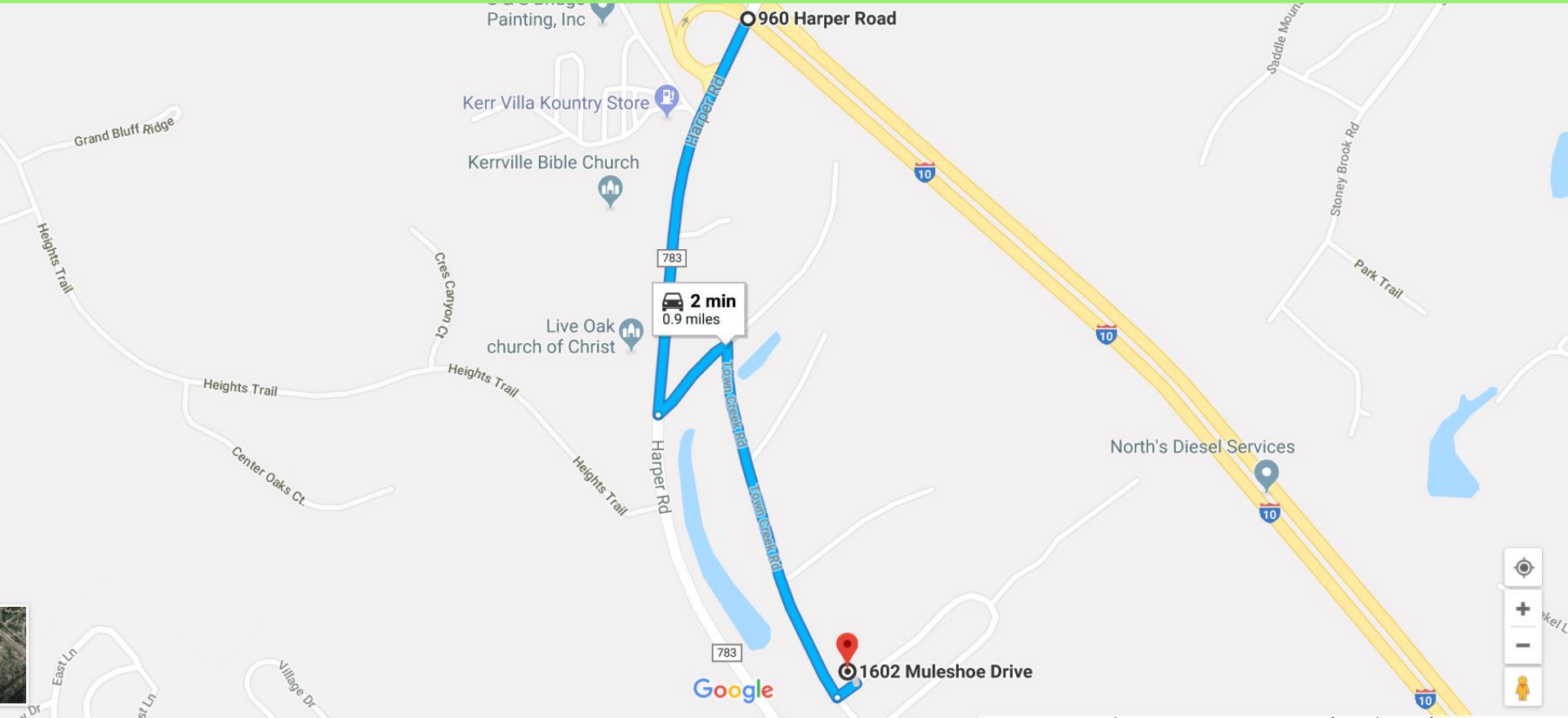
3.82 miles

7
GreatSchools
Rating

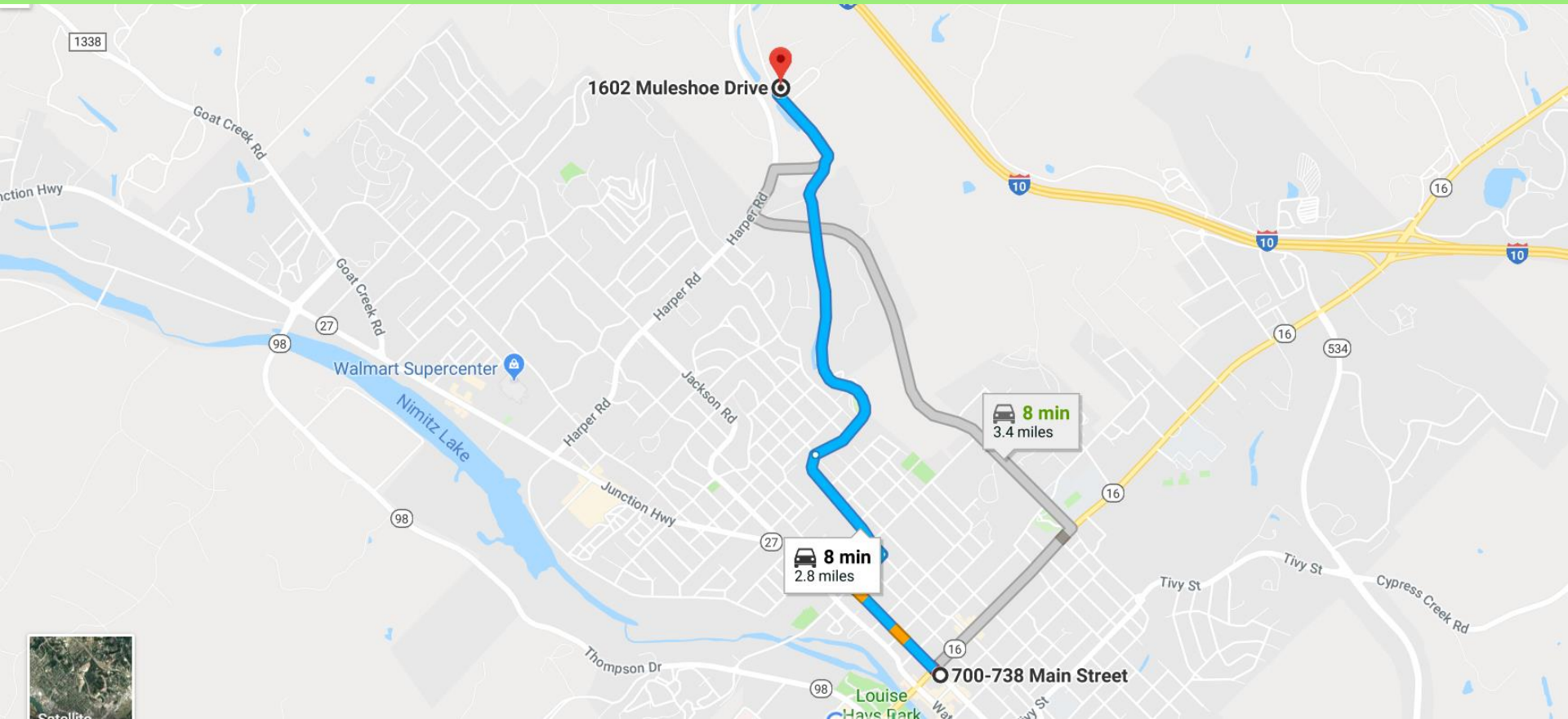
✓ Compare

🏠 Homes for sale

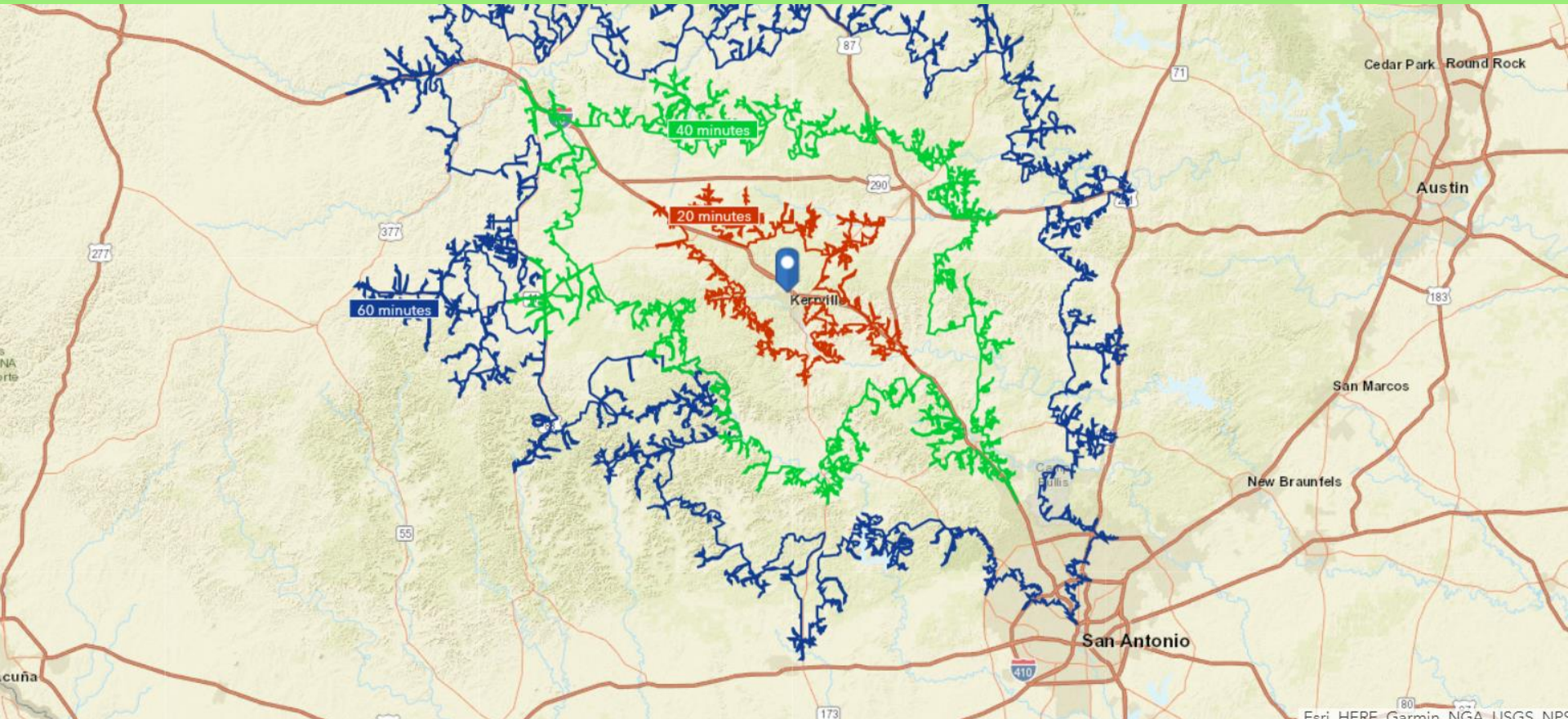
0.9 Miles from I-10 at Harper Rd



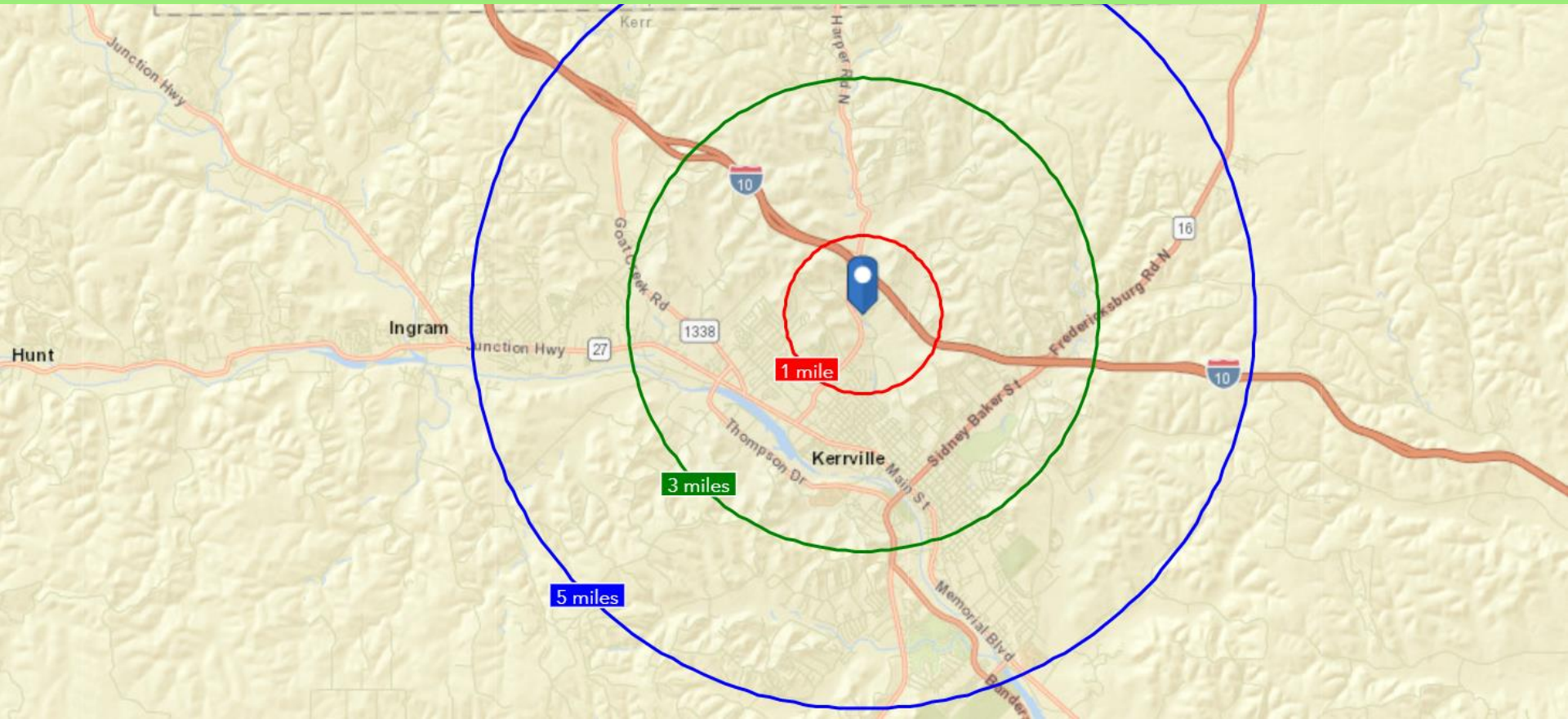
2.8 Miles from Downtown Kerrville



20-40-60 Minute Drive Time



1-3-5 Mile Radii



10-20-30 Mile Radii

