# Houston, Texas Portfolio

## Save big with this unique opportunity to invest in multiple Doorvest homes.

Doorvest - Advancing financial security for all.

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## Portfolio Overview $513,000

**Recommended for appreciation-focused investors**

**13331 Bridgewalk Ln** Houston TX 77041

View Individual Home Profile

**8411 Werner St** Houston TX 77037

View Individual Home Profile

**Est. Reno Completion: April 20, 2023**

**Renovations Completed**

This portfolio consists of two strong properties in the Houston, TX MSA (Metropolitan Statistical Area). 13331 Bridgewalk Ln consists of 3 beds, 2 baths, and 1440 sqft and 8411 Werner St consists of 3 beds, 2.5 baths, and 2151 sqft. **Collectively, this portfolio has had over $80,000 in extensive renovations and these homes are ready to purchase with immediate savings as a bundle!**

| Renovation Highlights | 13331 Bridgewalk Ln | | 8411 Werner St |
|---|---|---|---|
| | $8,000 | **Renovation Cost** | $72,000 |
| | General Maintenance | **Roof** | General Maintenance |
| | No Deficiencies | **Foundation** | No Deficiencies |
| | Existing | **Water Heater** | New |
| | Existing | **HVAC** | New |
| | New + Existing | **Appliances** | New |
| | Existing | **Flooring** | New |

| Quick Financials | 13331 Bridgewalk Ln | | 8411 Werner St |
|---|---|---|---|
| | 4.10% | **Cash on Cash Return** | 10.85% |
| | $1,850 | **Rent** | $2,200 |
| | $19,736 | **Appreciation** | $20,124 |
| | 7.10% | **Cap Rate** | 8.92% |

| Year 1 Combined | CoC | Rent | Cash Flow | Appreciation | Cap Rate |
|---|---|---|---|---|---|
| | 7.51% | $4,050/mo | $866/mo | $39,860 | 6.19% |

| Bundled Savings | Purchased in Bundle | | Purchased Separately |
|---|---|---|---|
| | $1,500 | **Property Reservation Fee** | $3,000 **(+$1,500)** |
| | $254,000 | **Purchase Price 13331 Bridgewalk Ln** | $259,000 **(+$5,000)** |
| | $259,000 | **Purchase Price 8411 Werner St** | $264,000 **(+$5,000)** |
| | $514,500 | **Total** | $526,000 |
| | **$11,500** | **Immediate Savings** | **$0** |

## Detailed Financials

### 13331 Bridgewalk Ln Houston TX 77041

Home Financial Perks

DV Boost
**$300/mo in Cashflow**
Add an extra $300 per month to your monthly cash flow for the first year and $150 per month in the second year!

Reduced Service Fee
**Save $1,554 in Year 1**
This home's property management costs have been reduced from 10% down to 3.0% for year 1.

Year 1 Rent
**$1,850**
Rent Range: $1,650 — $1,850

Estimated Returns
DV Boost Applied

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|---|
| Cash Flow | $2,814 | $1,070 | -$1,617 | -$3,402 | -$4,234 | $7,787 | $139,877 | $495,163 |
| Appreciation | $19,736 | $41,005 | $63,927 | $88,630 | $115,252 | $282,800 | $880,466 | $2,143,564 |
| Equity Accumulation | $1,935 | $4,010 | $6,235 | $8,621 | $11,179 | $27,027 | $81,343 | $190,498 |
| Total | $24,484 | $46,085 | $68,545 | $93,849 | $122,197 | $317,614 | $1,101,686 | $2,829,226 |

Summary Financials

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|---|
| Annual Cash Flow | $2,814 | -$1,744 | -$2,687 | -$1,785 | -$832 | $4,758 | $21,408 | $49,191 |
| Closing Costs | $5,080 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Cash Outlay | $68,580 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Cap Rate | 7.10 % | 5.50 % | 5.13 % | 5.49 % | 5.86 % | 8.07 % | 14.65 % | 25.61 % |
| Annual COC | 4.10 % | -2.54 % | -3.92 % | -2.60 % | -1.21 % | 6.94 % | 31.22 % | 71.73 % |
| Gross Yield | 8.74 % | 9.18 % | 9.64 % | 10.12 % | 10.62 % | 13.56 % | 22.09 % | 35.98 % |
| NOI Margin | 69.85 % | 58.87 % | 56.59 % | 57.65 % | 58.68 % | 63.31 % | 70.54 % | 75.70 % |

Monthly Income
DV Boost Applied

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|---|
| Monthly Income | $1,850 | $1,943 | $2,040 | $2,142 | $2,249 | $2,870 | $4,675 | $7,615 |
| DV Boost Income | $300 | $150 | $0 | $0 | $0 | $0 | $0 | $0 |
| Vacancy | $0 | -$97 | -$102 | -$107 | -$112 | -$143 | -$234 | -$381 |
| Credit Loss | $0 | -$18 | -$19 | -$20 | -$21 | -$27 | -$44 | -$72 |
| Total | $2,150 | $1,977 | $1,918 | $2,014 | $2,115 | $2,699 | $4,397 | $7,162 |

Monthly Expenses
Reduced Service Fee Applied

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|---|
| Mortgage @ 7.00% | $1,267 | $1,267 | $1,267 | $1,267 | $1,267 | $1,267 | $1,267 | $1,267 |
| Property Tax @ 2.46% | $443 | $451 | $461 | $470 | $479 | $529 | $645 | $786 |
| Est. Insurance | $150 | $151 | $152 | $152 | $153 | $157 | $165 | $173 |
| HOA | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Servicing Fee @ 10% | $185 | $194 | $204 | $214 | $225 | $287 | $467 | $761 |
| Reduced Service Fee | -$129 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Turnover | $0 | $17 | $17 | $17 | $17 | $17 | $18 | $19 |
| Repairs & Maintenance | $0 | $42 | $42 | $43 | $43 | $45 | $50 | $55 |
| Total | $1,916 | $2,081 | $2,100 | $2,120 | $2,141 | $2,258 | $2,563 | $3,007 |

Monthly Cash Flow By Year

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|---|
| Total Monthly Income | $2,150 | $1,977 | $1,918 | $2,014 | $2,115 | $2,699 | $4,397 | $7,162 |
| Total Monthly Expenses | $1,916 | $2,081 | $2,100 | $2,120 | $2,141 | $2,258 | $2,563 | $3,007 |
| Total | $234 | -$145 | -$224 | -$149 | -$69 | $396 | $1,784 | $4,099 |

### 8411 Werner St Houston TX 77037

Home Financial Perks

DV Boost
**$300/mo in Cashflow**
Add an extra $300 per month to your monthly cash flow for the first year and $150 per month in the second year!

Reduced Service Fee
**Save $1,848 in Year 1**
This home's property management costs have been reduced from 10% down to 3.0% for year 1.

Year 1 Rent
**$2,200**
Rent Range: $2,000 — $2,200

Estimated Returns
DV Boost Applied

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|---|
| Cash Flow | $7,585 | $10,265 | $12,207 | $15,267 | $19,505 | $60,651 | $275,376 | $761,694 |
| Appreciation | $20,124 | $41,812 | $65,185 | $90,375 | $117,521 | $288,367 | $897,798 | $2,185,760 |
| Equity Accumulation | $1,973 | $4,089 | $6,358 | $8,791 | $11,399 | $27,559 | $82,945 | $194,250 |
| Total | $29,682 | $56,166 | $83,750 | $114,433 | $148,426 | $376,578 | $1,256,118 | $3,141,704 |

Summary Financials

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|---|
| Annual Cash Flow | $7,585 | $2,680 | $1,942 | $3,060 | $4,238 | $11,126 | $31,481 | $65,192 |
| Closing Costs | $5,180 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Cash Outlay | $69,930 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Cap Rate | 8.92 % | 7.22 % | 6.93 % | 7.37 % | 7.82 % | 10.49 % | 18.37 % | 31.41 % |
| Annual COC | 10.85 % | 3.83 % | 2.78 % | 4.38 % | 6.06 % | 15.91 % | 45.02 % | 93.22 % |
| Gross Yield | 10.19 % | 10.70 % | 11.24 % | 11.80 % | 12.39 % | 15.81 % | 25.76 % | 41.96 % |
| NOI Margin | 76.98 % | 67.05 % | 65.59 % | 66.38 % | 67.13 % | 70.55 % | 75.85 % | 79.61 % |

Monthly Income
DV Boost Applied

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|---|
| Monthly Income | $2,200 | $2,310 | $2,426 | $2,547 | $2,674 | $3,413 | $5,559 | $9,055 |
| DV Boost Income | $300 | $150 | $0 | $0 | $0 | $0 | $0 | $0 |
| Vacancy | $0 | -$115 | -$121 | -$127 | -$134 | -$171 | -$278 | -$453 |
| Credit Loss | $0 | -$22 | -$23 | -$24 | -$25 | -$32 | -$53 | -$86 |
| Total | $2,500 | $2,323 | $2,281 | $2,395 | $2,515 | $3,210 | $5,229 | $8,517 |

Monthly Expenses
Reduced Service Fee Applied

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|---|
| Mortgage @ 7.00% | $1,292 | $1,292 | $1,292 | $1,292 | $1,292 | $1,292 | $1,292 | $1,292 |
| Property Tax @ 1.96% | $360 | $367 | $374 | $382 | $389 | $430 | $524 | $639 |
| Est. Insurance | $150 | $151 | $152 | $152 | $153 | $157 | $165 | $173 |
| HOA | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Servicing Fee @ 10% | $220 | $231 | $243 | $255 | $267 | $341 | $556 | $906 |
| Reduced Service Fee | -$154 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Turnover | $0 | $17 | $17 | $17 | $17 | $17 | $18 | $19 |
| Repairs & Maintenance | $0 | $42 | $42 | $43 | $43 | $45 | $50 | $55 |
| Total | $1,868 | $2,058 | $2,077 | $2,098 | $2,119 | $2,238 | $2,555 | $3,029 |

Monthly Cash Flow By Year

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 10 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|---|
| Total Monthly Income | $2,500 | $2,323 | $2,281 | $2,395 | $2,515 | $3,210 | $5,229 | $8,517 |
| Total Monthly Expenses | $1,868 | $2,058 | $2,077 | $2,098 | $2,119 | $2,238 | $2,555 | $3,029 |
| Total | $632 | $223 | $162 | $255 | $353 | $927 | $2,623 | $5,433 |

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