

Property Report



EAL LLC

203 Love Street
Weatherford, Texas 76086

Presented by:

Matt Milligan/Lynae Duff
Trinity Country Real Estate LLC.

208 North Main Street, Suite 100
Weatherford, Texas 76086

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Mobile: 817-694-1121

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mmranches@gmail.com

www.trinitycountry.com



All information herein considered reliable but not guaranteed. Buyer to verify all information on this MLS sheet, flyer or website including but not limited to schools, square footage, acres, taxes, easements and minerals.

Overview

EAL LLC

203 Love Street
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Matt Milligan/Lynae Duff

817-594-8183

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Purchase Info

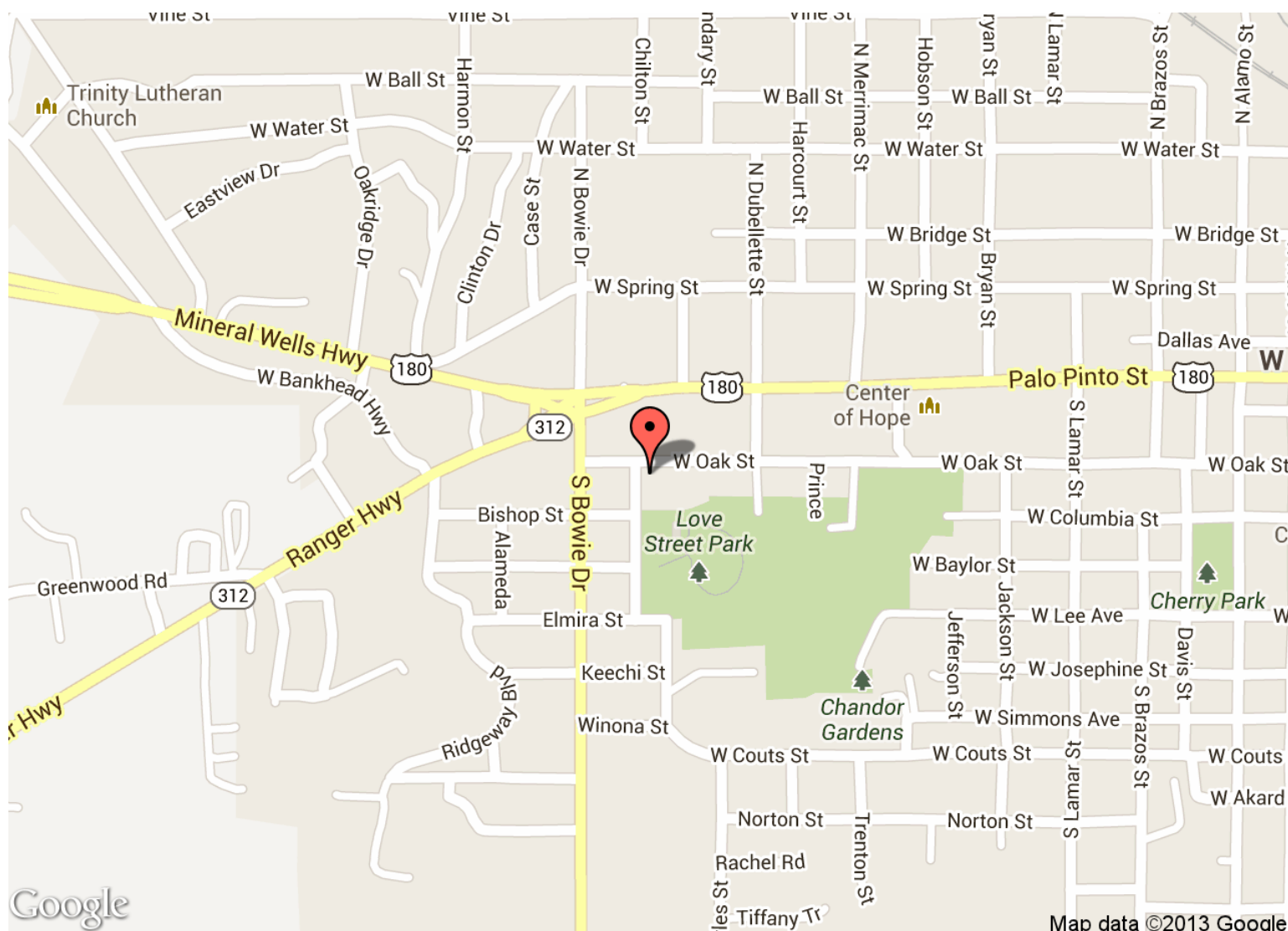
| | |
|------------------------|-----------|
| Square Feet (12 Units) | 10,442 |
| Purchase Price | \$749,000 |
| Initial Cash Invested | \$202,230 |

Income Analysis

| | Monthly | Annual |
|----------------------|---------|----------|
| Net Operating Income | \$4,729 | \$56,752 |
| Cash Flow | \$992 | \$11,904 |

Financial Metrics

| | |
|-----------------------------------|-------------|
| Cap Rate (Purchase Price) | 7.6% |
| Cash on Cash Return (Year 1) | 5.9% |
| Internal Rate of Return (Year 10) | 18.2% |
| Sale Price (Year 10) | \$1,220,042 |



Located right next to Love Street park offering fishing, water entertainment and play ground equipment

Purchase Analysis

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| Purchase Info | |
|--------------------------------|------------------|
| Purchase Price | \$749,000 |
| - First Mortgage | (\$561,750) |
| - Second Mortgage | (\$0) |
| = Downpayment | \$187,250 |
| + Buying Costs | \$14,980 |
| + Initial Improvements | \$0 |
| = Initial Cash Invested | \$202,230 |
| Square Feet (12 Units) | 10,442 |
| Cost per Square Foot | \$72 |
| Monthly Rent per Square Foot | \$0.70 |
| Cost per Unit | \$62,417 |
| Average Monthly Rent per Unit | \$611 |

| Mortgages | First | Second |
|---------------------|-------------------|---------------|
| Loan-To-Cost Ratio | 75% | 0% |
| Loan-To-Value Ratio | 75% | 0% |
| Loan Amount | \$561,750 | \$0 |
| Loan Type | Amortizing | |
| Term | 30 Years | |
| Interest Rate | 7% | |
| Payment | \$3,737.34 | \$0.00 |

| Financial Metrics (Year 1) | |
|------------------------------|-------------|
| Annual Gross Rent Multiplier | 8.5 |
| Operating Expense Ratio | 29.9% |
| Debt Coverage Ratio | 1.27 |
| Cap Rate (Purchase Price) | 7.6% |
| Cash on Cash Return | 5.9% |

| Assumptions | |
|------------------------|----------|
| Appreciation Rate | 5.0% |
| Vacancy Rate | 8.0% |
| Income Inflation Rate | 3.0% |
| Expense Inflation Rate | 3.0% |
| LTV for Refinance | 70.0% |
| Selling Costs | \$52,430 |

| Income | Monthly | Annual |
|-------------------------|----------------|-----------------|
| Gross Rent | \$7,332 | \$87,984 |
| Vacancy Loss | (\$587) | (\$7,039) |
| Operating Income | \$6,745 | \$80,945 |

| Expenses (% of Income) | Monthly | Annual |
|---------------------------------|------------------|-------------------|
| Cleaning & Maintenance (4%) | (\$262) | (\$3,149) |
| Insurance (3%) | (\$183) | (\$2,200) |
| Management Fees (8%) | (\$520) | (\$6,234) |
| Taxes (10%) | (\$701) | (\$8,415) |
| Utilities (5%) | (\$350) | (\$4,195) |
| Operating Expenses (30%) | (\$2,016) | (\$24,193) |

| Net Performance | Monthly | Annual |
|-----------------------------|----------------|-----------------|
| Net Operating Income | \$4,729 | \$56,752 |
| - Mortgage Payments | (\$3,737) | (\$44,848) |
| - Year 1 Improvements | (\$0) | (\$0) |
| = Cash Flow | \$992 | \$11,904 |

Buy and Hold Projection

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| Income | Year 1 | Year 2 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|-------------------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|
| Gross Rent | \$87,984 | \$90,624 | \$93,342 | \$99,027 | \$114,799 | \$154,280 | \$207,340 |
| Vacancy Loss | (\$7,039) | (\$7,250) | (\$7,467) | (\$7,922) | (\$9,184) | (\$12,342) | (\$16,587) |
| Operating Income | \$80,945 | \$83,374 | \$85,875 | \$91,105 | \$105,615 | \$141,938 | \$190,753 |

| Expenses | Year 1 | Year 2 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|---------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Cleaning & Maintenance | (\$3,149) | (\$3,243) | (\$3,341) | (\$3,544) | (\$4,109) | (\$5,522) | (\$7,421) |
| Insurance | (\$2,200) | (\$2,266) | (\$2,334) | (\$2,476) | (\$2,871) | (\$3,858) | (\$5,184) |
| Management Fees | (\$6,234) | (\$6,421) | (\$6,614) | (\$7,016) | (\$8,134) | (\$10,931) | (\$14,691) |
| Taxes | (\$8,415) | (\$8,667) | (\$8,927) | (\$9,471) | (\$10,980) | (\$14,756) | (\$19,830) |
| Utilities | (\$4,195) | (\$4,321) | (\$4,451) | (\$4,722) | (\$5,474) | (\$7,356) | (\$9,886) |
| Operating Expenses | (\$24,193) | (\$24,919) | (\$25,667) | (\$27,230) | (\$31,567) | (\$42,423) | (\$57,013) |

| Income Analysis | Year 1 | Year 2 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Net Operating Income | \$56,752 | \$58,455 | \$60,208 | \$63,875 | \$74,049 | \$99,515 | \$133,740 |
| - Mortgage Payments | (\$44,848) | (\$44,848) | (\$44,848) | (\$44,848) | (\$44,848) | (\$44,848) | (\$44,844) |
| - Improvements | (\$0) | (\$0) | (\$0) | (\$0) | (\$0) | (\$0) | (\$0) |
| = Cash Flow | \$11,904 | \$13,606 | \$15,360 | \$19,027 | \$29,200 | \$54,667 | \$88,895 |
| Cap Rate (Purchase Price) | 7.6% | 7.8% | 8.0% | 8.5% | 9.9% | 13.3% | 17.9% |
| Cap Rate (Market Value) | 7.2% | 7.1% | 6.9% | 6.7% | 6.1% | 5.0% | 4.1% |
| Cash on Cash Return | 5.9% | 6.7% | 7.6% | 9.4% | 14.4% | 27.0% | 44.0% |
| Return on Equity | 5.2% | 4.9% | 4.7% | 4.5% | 4.0% | 3.3% | 2.7% |

| Loan Analysis | Year 1 | Year 2 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|-------------------------|------------------|------------------|------------------|------------------|------------------|--------------------|--------------------|
| Market Value | \$786,450 | \$825,772 | \$867,061 | \$955,935 | \$1,220,042 | \$1,987,320 | \$3,237,135 |
| - Loan Balance | (\$556,044) | (\$549,925) | (\$543,364) | (\$528,784) | (\$482,051) | (\$321,882) | (\$0) |
| = Equity | \$230,406 | \$275,848 | \$323,698 | \$427,151 | \$737,992 | \$1,665,438 | \$3,237,135 |
| Loan-to-Value Ratio | 70.7% | 66.6% | 62.7% | 55.3% | 39.5% | 16.2% | 0.0% |
| Potential Cash-Out Refi | (\$5,529) | \$28,116 | \$63,579 | \$140,370 | \$371,979 | \$1,069,242 | \$2,265,994 |

| Sale Analysis | Year 1 | Year 2 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|--------------------------------|-------------------|------------------|------------------|------------------|------------------|--------------------|--------------------|
| Equity | \$230,406 | \$275,848 | \$323,698 | \$427,151 | \$737,992 | \$1,665,438 | \$3,237,135 |
| - Selling Costs | (\$55,052) | (\$57,804) | (\$60,694) | (\$66,915) | (\$85,403) | (\$139,112) | (\$226,599) |
| = Proceeds After Sale | \$175,355 | \$218,044 | \$263,003 | \$360,235 | \$652,589 | \$1,526,326 | \$3,010,535 |
| + Cumulative Cash Flow | \$11,904 | \$25,510 | \$40,871 | \$77,064 | \$202,117 | \$627,986 | \$1,354,562 |
| - Initial Cash Invested | (\$202,230) | (\$202,230) | (\$202,230) | (\$202,230) | (\$202,230) | (\$202,230) | (\$202,230) |
| = Net Profit | (\$14,971) | \$41,324 | \$101,644 | \$235,069 | \$652,476 | \$1,952,082 | \$4,162,867 |
| Internal Rate of Return | -7.4% | 10.0% | 15.3% | 18.2% | 18.2% | 16.3% | 15.2% |
| Return on Investment | -7% | 20% | 50% | 116% | 323% | 965% | 2,058% |

Graphs

EAL LLC

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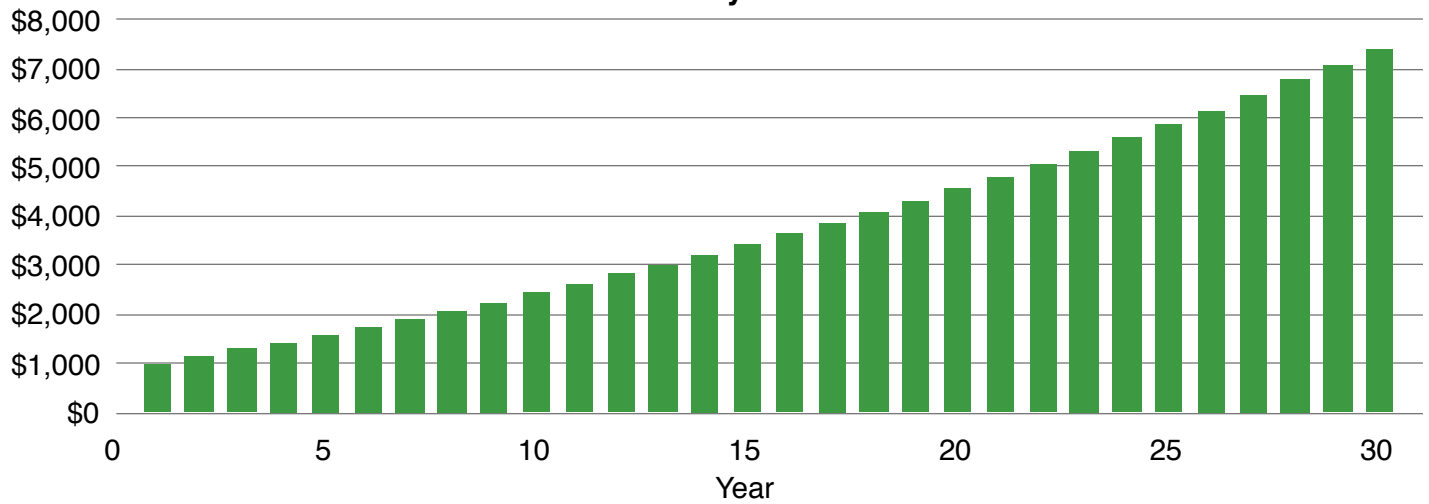
Matt Milligan/Lynae Duff

817-594-8183

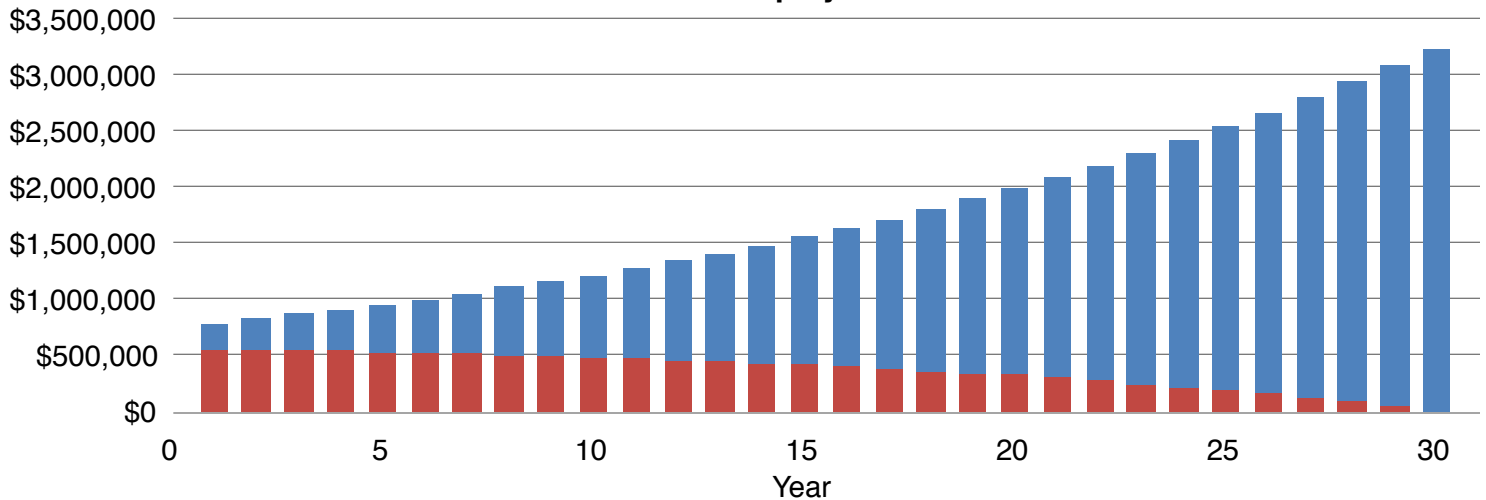
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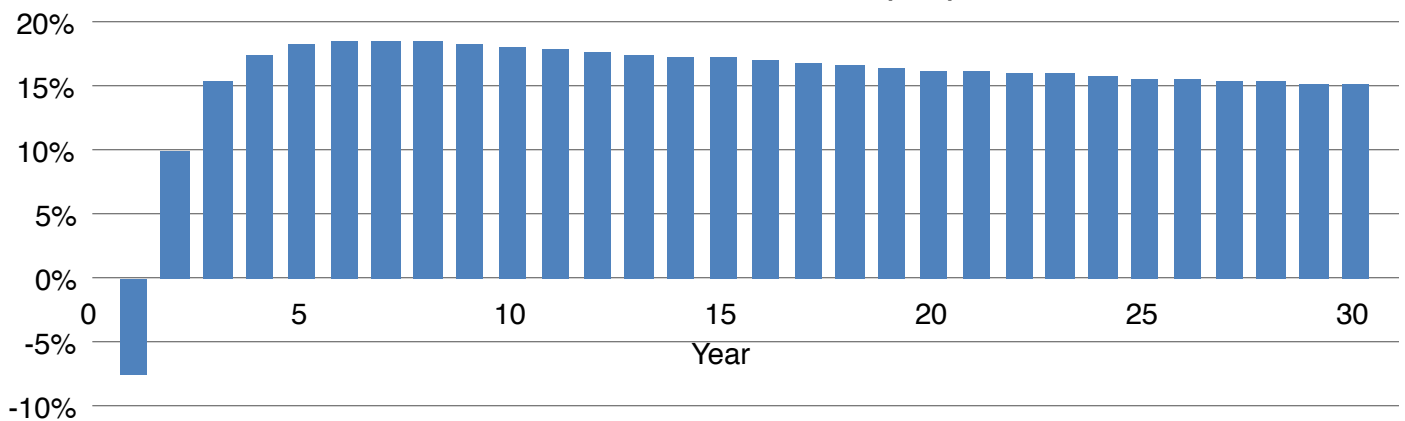
Monthly Cash Flow



Loan Balance + Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

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| Unit Description | Square Feet | Units of This Type | Rent (Per Unit) |
|-------------------------------|-------------|--------------------|-----------------|
| 101, 2 Beds, 1 Bath, 1 Office | 876 | 1 | \$675 Per Month |
| 102, 2 Beds, 1 Bath, 1 Office | 876 | 1 | \$625 Per Month |
| 103, 2 Bed, 1 Bath | 876 | 1 | \$695 Per Month |
| 104, 2 Bed, 1 Bath, 1 Office | 876 | 1 | \$635 Per Month |
| 105, 3 Beds, 1 Bath | 876 | 1 | \$625 Per Month |
| 106, 3 Beds, 1 Bath | 876 | 1 | \$540 Per Month |
| 107, 2 Beds, 1 Bath | 806 | 1 | \$495 Per Month |
| 108, 3 Beds, 1 Bath | 876 | 1 | \$595 Per Month |
| 109, 3 Beds, 1 Bath | 876 | 1 | \$625 Per Month |
| 110, 3 Beds, 1 Bath | 876 | 1 | \$595 Per Month |
| 111, 3 Beds, 1 Bath | 876 | 1 | \$625 Per Month |
| 112, 3 Beds, 1 Bath | 876 | 1 | \$602 Per Month |

Totals for Year 1

| | |
|----------------------------------|---|
| Total Number of Units | 12 |
| Total Area (Sum of Units) | 10,442 Square Feet |
| Total Rent (Sum of Units) | \$7,332 Per Month, \$87,984 Per Year |

Photos

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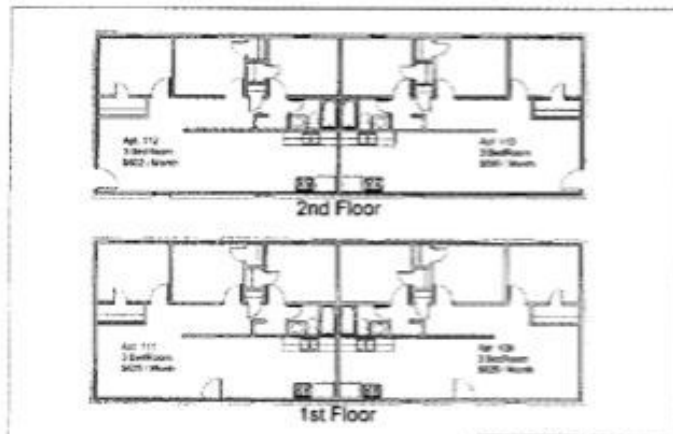
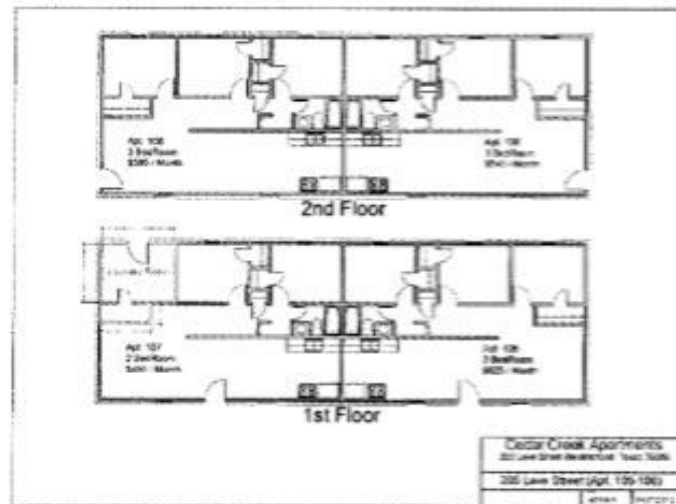
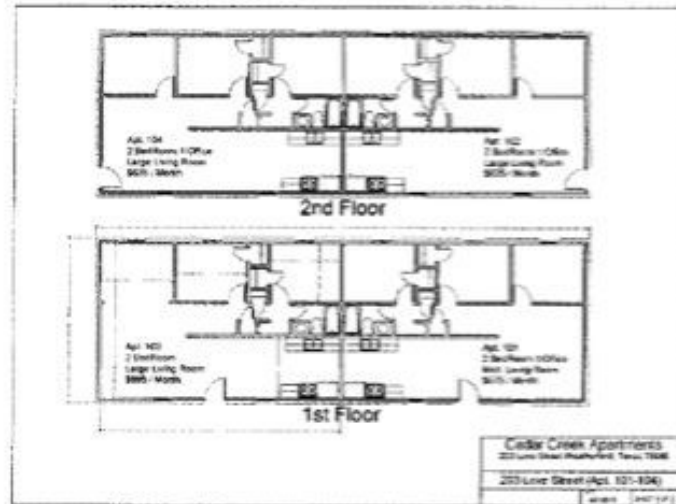


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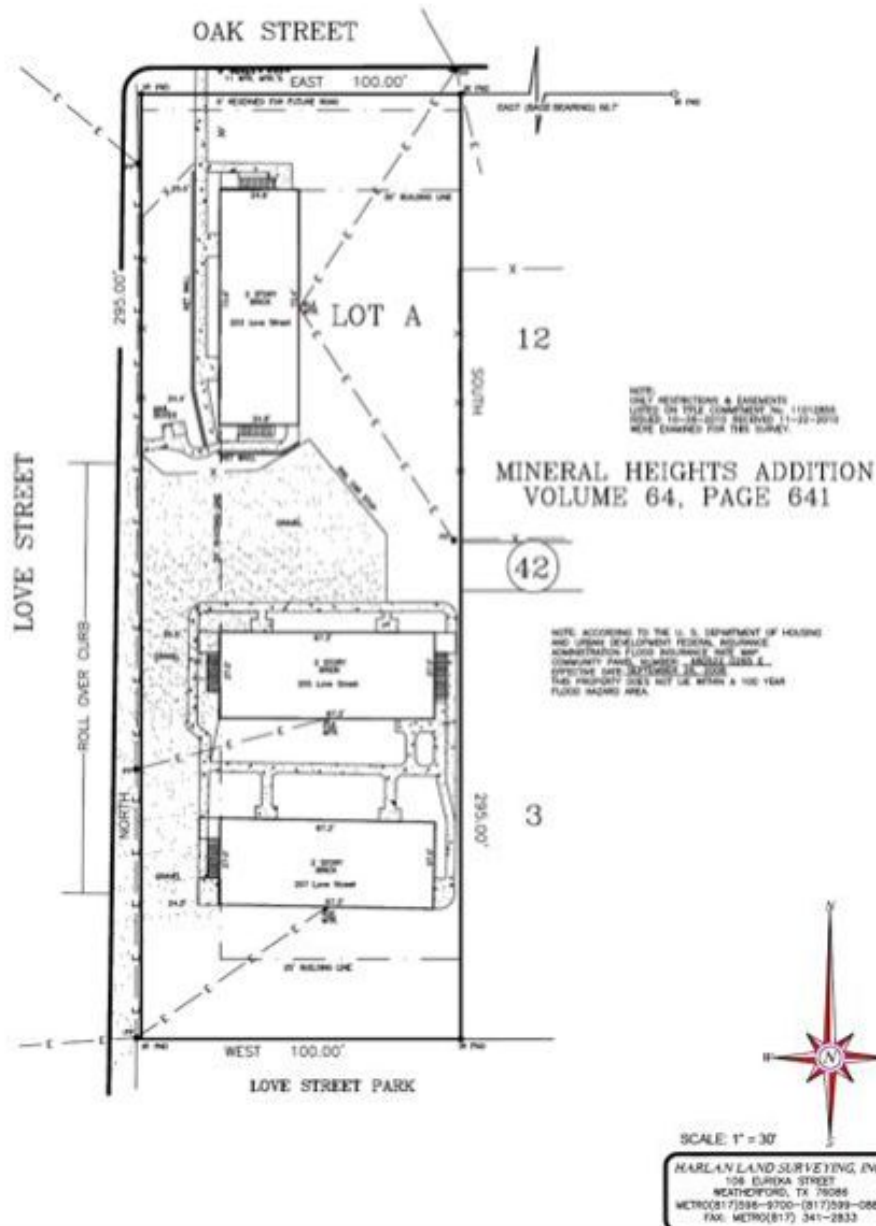
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203 LOVE STREET

LOT A, BLOCK 42, MINERAL HEIGHTS ADDITION, AN ADDITION TO
THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT
CABINET C, SLIDE 488, PLAT RECORDS, PARKER COUNTY, TEXAS



10239

Photos

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Outside Photos

Photos

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Apartment Syle 1

Photos

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Apartment Syle 2

Photos

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Apartment Style 3