



**(1) ESTABLISHED HOUSTON AIRBNB W/ \$2000+ PER MONTH IN CASHFLOW
\$650k**

3901 Dallas St: All furnishings convey with the sale, along with the current property management company and cleaning company being used for the airbnb. Each unit grosses between \$1500-\$2200 a month on AirBNB. 2023 financials prior to the remodel are available and show an average of \$7000+ per month. Taxes 11797. This is a turnkey airbnb operation in a good location. Perfect for an out of state investor looking for elevated cash on cash returns in appreciating markets.

Listing Link: <https://redf.in/HIV3xb>

Sale Price	\$650,000.00	AIRBNB Income	\$8,000.00
Principal + Interest + Taxes + Insurance (25% down at 6.125%)			\$4,212.00
Monthly Cashflow Before Operating Expenses			\$3,788.00
Operating Expenses			
Maint. Reserve	\$400.00	Lawn	\$75.00
Management	\$960.00	Supplies	\$100.00
Utilities	\$250.00	HOA	\$0.00
TOTAL OPEX	\$1,785.00	MONTHLY CASHFLOW	\$2,003.00
CAP RATE	11.47%	CASH ON CASH	13.70%