



(4) Houston Single Family B.E.A.F. Deal \$275k

454 Buoy Rd: Tenant is already in place through May 2025 paying \$2200 per month. Property sits outside of any flood zones. Schools are ranked 6+ and there was a recent \$25k asking price drop. This is an excellent opportunity for an investor to walk into a strong equity position (fair market value is \$325k), in an asset with no vacancy risk. The lease is through 2025 so it's an easy one to self-manage. Tenants pay for lawn care and utilities. There is no HOA. Taxes 5397.

Listing Link: <https://redf.in/uBHE0o>

Sale Price	\$275,000.00	Projected Income	\$2,200.00
Principal + Interest + Taxes + Insurance (25% down at 6.5%)			\$1,961.00
Monthly Cashflow Before Operating Expenses			\$239.00
Operating Expenses			
Maint. Reserve	\$66.00	Landscaping	\$0.00
Management	\$0.00	vacancy	\$0.00
Utilities	\$0.00	HOA	\$0.00
TOTAL OPEX	\$66.00	MONTHLY CASHFLOW	\$173.00
CAP RATE	9.31%	CASH ON CASH	2.80%