



Duplex Hitting The 1% Rule in Houston \$225k

6318 Laramie St: Both Units are Occupied. Rental income is currently \$2200 per month. Unit 1 leased at \$1050 per month and unit 2 at \$1150 per month. Both Leases are for 2 years with expirations in 2026. Area is C+ grade and it's cashflow positive from day 1 at the asking price. Long term leases mean very low vacancy risk! Taxes 2428.

Listing Link: <https://redf.in/zpAUP5>

Sale Price	\$225,000.00	Current Income	\$2,200.00
Principal + Interest + Taxes + Insurance (25% down at 6.5%)		\$1,476.00	
Monthly Cashflow Before Operating Expenses		\$724.00	
Operating Expenses			
Maint. Reserve	\$66.00	Landscaping	\$75.00
Management	\$176.00	Vacancy	\$0.00
Utilities	\$50.00	HOA	\$0.00
TOTAL OPEX	\$367.00	MONTHLY CASHFLOW	\$357.00
CAP RATE	9.78%	CASH ON CASH	7.05%