



(2) Houston Househacker Special \$470k

3711 Castle Rock: Located in Rosenberg new construction single family home plus guest suite with a private entrance. It's very rare to find new builds with a guest suite as part of the original floor plan. Househackers take special note! This is a great location with opportunity to live for free while building equity. I would live in the 1 bedroom unit while leasing out the 5 bed main house. Lease comps for main house are \$2700 - \$3000. 1 bed unit comps are \$1400-\$1600. Taxes \$13173.

Listing Link: <https://redf.in/yk0sV5>

Sale Price	\$470,000.00	Projected Income	\$4,350.00
Principal + Interest + Taxes + Insurance (25% down at 6.5%)		\$3,478.00	
Monthly Cashflow Before Operating Expenses		\$872.00	
Operating Expenses			
Maint. Reserve	\$130.50	Landscaping	\$0.00
Management	\$348.00	vacancy	\$217.50
Utilities	\$0.00	HOA	\$58.00
TOTAL OPEX	\$754.00	MONTHLY CASHFLOW	\$118.00
CAP RATE	9.18%	CASH ON CASH	1.12%