



Seller Financing Quadplex Near Texas A&M University \$425k

1906 Barak Ln Bryan: Located less than 10 minutes from Texas A&M. All units are 2 bed 1 bath and occupied and pulling \$3200 per month. Seller will carry paper with \$40k down. This is a good opportunity to get into College Station with a low-down payment and no lender needed. Taxes \$6324.

<https://redf.in/kwatXM>

Sale Price	\$425,000.00	Current Income	\$3,200.00
Principal + Interest (\$40k down at 7%)		\$2,561.00	
Cash Needed (down payment + closing costs)		\$40,375.00	
Monthly NOI		\$1,878.00	
Operating Expenses			

Taxes	\$527.00	Insurance	\$208.00
Maint. Reserve	\$96.00	Landscaping	\$75.00
Management	\$256.00	Vacancy	\$160.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,322.00	MONTHLY CASHFLOW	-\$683.00
CAP RATE	5.30%	CASH ON CASH	-20.30%