



Turnkey 5-Plex Exceeding The 1% Rule \$595k

3918 McKinney EXT: fully occupied 5-plex in La Marque. The building is in excellent condition and cash flowing from day 1. Property management is ready to take over. Current rents are: \$1250, \$1125, \$1125, \$1250, \$1345. Total: \$6095. Leases expire in 2025 and 2026. We have a great lender referral for you to finance a 5 unit purchase. Taxes \$10629.

<https://redf.in/rjyZcn>

Sale Price	\$595,000.00	Projected Income	\$6,095.00
Principal + Interest (25% down at 6%)		\$2,669.00	
Cash Needed (down payment + closing costs)		\$160,650.00	
NOI		\$3,868.80	
Operating Expenses			
Taxes	\$885.00	Insurance	\$291.00

Maint. Reserve	\$182.85	Landscaping	\$75.00
Management	\$487.60	Vacancy	\$304.75
Utilities	\$0.00	HOA	\$0.00
TOTAL OPEX	\$2,226.20	MONTHLY CASHFLOW	\$1,199.80
CAP RATE	7.80%	CASH ON CASH	8.96%