



**Fully Occupied STR/MTR/LTR Quadplex \$495k**

410 Estelle St Houston: Located in the heart of East Downtown. All units occupied. Current rents total \$4350 (\$1050, \$1300, \$1300, \$700). 3 units are month to month and one unit lease ends May 2025. Owner pays \$500 per month toward utilities. Proximity to the medical center, Toyota center, and downtown make this a solid option for a mixed-strategy play. Midterm, short term, and long-term rentals will all work. Taxes \$7286.

<https://redf.in/PZuX1H>

Sale Price	\$495,000.00	Projected Income	\$4,350.00
Principal + Interest (25% down at 6%)			\$2,221.00
Cash Needed (down payment + closing costs)			\$133,650.00
NOI			\$2,735.00

<b>Operating Expenses</b>			
Taxes	\$607.00	Insurance	\$237.00
Maint. Reserve	\$130.50	Landscaping	\$75.00
Management	\$348.00	Vacancy	\$217.50
Utilities	\$0.00	HOA	\$0.00
TOTAL OPEX	\$1,615.00	MONTHLY CASHFLOW	\$514.00
CAP RATE	6.63%	CASH ON CASH	4.62%