



**Victoria Duplex Exceeding The 1% Rule \$205k**

102 Milann St Victoria: One side leased. Both units have the same 2 bed, 1.5 bath layout. Side A is leased for \$1085. Market rate is \$1200 per door. 1980 build and very well maintained. This property was left off the public sites like zillow and Redfin which is why I believe it hasn't sold yet. MLS sheet linked below. This is a great low cost cashflow play. Taxes \$3146.

[Link To Listing Sheet](#)

Sale Price	\$205,000.00	Projected Income	\$2,285.00
Principal + Interest (25% down at 6.5%)			\$971.00
Cash Needed (down payment + closing costs)			\$55,350.00
Monthly NOI			\$1,425.40
<b>Operating Expenses</b>			
Taxes	\$262.00	Insurance	\$182.00
Maint. Reserve	\$68.55	Landscaping	\$50.00
Management	\$182.80	Vacancy	\$114.25
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$859.60	MONTHLY CASHFLOW	\$454.40

CAP RATE	8.34%	CASH ON CASH	9.85%
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