



Houston New Construction Duplex \$409k

7813 Laura Koppe: will be completed end of November. Lease comps support \$1700 - \$1850 per unit. Each side is 3 beds, 2.5 baths, 1150 sqft. Appliances are included in each unit (fridge, washer, dryer, range, dishwasher, microwave). Taxes \$6800.

<https://redf.in/Oyntn9>

Sale Price	\$409,000.00	Projected Income	\$3,550.00
Principal + Interest (25% down at 6.75%)			\$1,989.00
Cash Needed (down payment + closing costs)			\$110,430.00
Monthly NOI			\$2,151.50
Operating Expenses			
Taxes	\$566.00	Insurance	\$250.00
Maint. Reserve	\$106.50	Landscaping	\$50.00

Management	\$248.50	Vacancy	\$177.50
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,398.50	MONTHLY CASHFLOW	\$162.50
CAP RATE	6.31%	CASH ON CASH	1.77%