



**Houston Single Family Rental \$290k \*great deal\***

19803 Sundance Dr: located in Humble within the desirable Pinehurst of Atascocita community. Lease comps in the community range from \$3000-\$4000. The schools are rated 5s and the area has seen consistent appreciation over the last 10 years. Using the lowest \$/sqft comparable leases support \$3200. HOA \$55. Taxes \$7290.

<https://redf.in/EbC6bD>

Sale Price	\$290,000.00	Projected Income	\$3,200.00
Principal + Interest (25% down at 6.75% assumes 1pt buydown)		\$1,410.00	
Cash Needed (down payment + closing costs)		\$78,300.00	
Monthly NOI		\$1,884.43	
<b>Operating Expenses</b>			
Taxes	\$607.50	Insurance	\$166.67
Maint. Reserve	\$96.00	Landscaping	\$0.00
Management	\$230.40	Vacancy	\$160.00

Utilities	\$0.00	HOA	\$55.00
MONTHLY OPEX	\$1,315.57	MONTHLY CASHFLOW	\$474.43
CAP RATE	7.80%	CASH ON CASH	7.27%