



**Houston Single Family B.E.A.F. Deal \$275k**

20727 Oak Preserve Dr Humble: located in the Rivergrove community, a desirable location (B/B+ grade) with schools rated 7, 9, 8. Lease comps are consistent at \$2400 per month. This is a turnkey asset, built in 2018 for minimal maintenance and ease of management. HOA \$67. Taxes \$6459.

<https://redf.in/ryQUV8>

Sale Price	\$275,000.00	Projected Income	\$2,400.00
Principal + Interest (25% down at 6.75% assumes 1 seller-paid pt)		\$1,337.00	
Cash Needed (down payment + closing costs)		\$82,500.00	
Monthly NOI		\$1,246.62	
<b>Operating Expenses</b>			
Taxes	\$538.25	Insurance	\$183.33

Maint. Reserve	\$72.00	Landscaping	\$0.00
Management	\$172.80	Vacancy	\$120.00
Utilities	\$0.00	HOA	\$67.00
MONTHLY OPEX	\$1,153.38	MONTHLY CASHFLOW	-\$90.38
CAP RATE	5.44%	CASH ON CASH	-1.31%