



***Must See* Houston Single Family Rental \$340k**

8840 Twin Falls Ln Magnolia. 4 bed 3 bath 2700 sqft single family built in 2021. Recent \$23k price drop. The assessed value is \$380k for a very nice built-in equity position upon closing. Lease comps support \$2700 per month. Schools are rated 8s and 6s. This is a good deal for an investor focused on asset and location quality for low maintenance management and appreciation. This type of asset can be self-managed to help yield positive cashflow in year 1. HOA \$80. Taxes \$6025.

<https://redf.in/JqBtn5>

Sale Price	\$340,000.00	Projected Income	\$2,700.00
Principal + Interest (25% down at 6.75% assumes 1 seller-paid pt)			\$1,653.00
Cash Needed (down payment + closing costs)			\$91,800.00
Monthly NOI			\$1,714.42
Operating Expenses			

Taxes	\$502.08	Insurance	\$187.50
Maint. Reserve	\$81.00	Landscaping	\$0.00
Management	\$0.00	Vacancy	\$135.00
Utilities	\$0.00	HOA	\$80.00
MONTHLY OPEX	\$985.58	MONTHLY CASHFLOW	\$61.42
CAP RATE	6.05%	CASH ON CASH	0.80%