



Houston B.E.A.F. Deal \$245k

9404 Shore Juniper Dr: 2014 build for minimal maintenance. No HOA dues. Nice location with schools rated 6/6/5. Lease comps support \$2100 per month. The asking price is \$255k I think you could offer \$240k and land at \$245k. Taxes \$6932.

<https://redf.in/k1ObvP>

Sale Price	\$245,000.00	Projected Income	\$2,100.00
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Principal + Interest (25% down at 6.75% assumes 1 pt buydown)		\$1,191.00	
Cash Needed (down payment + closing costs)		\$66,150.00	
Monthly NOI		\$1,019.80	
Operating Expenses			
Taxes	\$577.67	Insurance	\$183.33
Maint. Reserve	\$63.00	Landscaping	\$0.00
Management	\$151.20	Vacancy	\$105.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,080.20	MONTHLY CASHFLOW	-\$171.20
CAP RATE	4.99%	CASH ON CASH	-3.11%