New Construction Tenant-Occupied Cashflowing Houston Duplex $425k

9405 Madera Rd: New build so there are minimal maintenance needs and it's already occupied for no vacancy risk. Each tenant pays $1750 per month and covers their own utilities. The property will cashflow from day 1 making it a good option for out of state investors interested in self-managing. Taxes $5063.

https://redf.in/oA0HAo

Sale Price	$425,000.00	Projected Income	$3,500.00
Principal + Interest (25% down at 6.75% assumes 1 pt buydown)			$2,067.00
Cash Needed (down payment + closing costs)			$114,750.00
Monthly NOI			$2,560.58
Operating Expenses			
Taxes	$421.92	Insurance	$187.50

Maint. Reserve	$105.00	Landscaping	$50.00
Management	$0.00	Vacancy	$175.00
Utilities	$0.00	HOA	$0.00
MONTHLY OPEX	$939.42	MONTHLY CASHFLOW	$493.58
CAP RATE	7.23%	CASH ON CASH	5.16%