



Houston Single Family Rental \$270k

1903 Ryansbrook Ln: Located in Spring, 3 or 4 bed 2500 sqft built in 2004 with minimal maintenance required. Schools are rated 7s. Lease comps are plentiful and support \$2500 per month. HOA \$71. Taxes \$7570.

<https://redf.in/goo2gC>

Sale Price	\$270,000.00	Projected Income	\$2,500.00
Principal + Interest (assumes 25% down at 6.7% w/ 1pt buydown)			\$1,313.00
Cash Needed (purchase price + closing costs)			\$72,900.00
Monthly NOI			\$1,230.67
Operating Expenses			

Taxes	\$630.83	Insurance	\$187.50
Maint. Reserve	\$75.00	Landscaping	\$0.00
Management	\$180.00	Vacancy	\$125.00
Utilities	\$0.00	HOA	\$71.00
MONTHLY OPEX	\$1,269.33	MONTHLY CASHFLOW	-\$82.33
CAP RATE	5.47%	CASH ON CASH	-1.36%