



Houston Duplex Hitting The 1% Rule \$295k **excellent deal**

22121 Diane Dr: THIS WILL SELL FAST! Located in Spring with a major price drop from \$335k to \$295k yesterday. One side leased for \$1400, the other side is vacant and ready for a tenant. Each unit is 3 beds 2 bath 1500sqft. Lease comps support \$1500 per month per door. Taxes \$3460.

<https://redf.in/huFD78>

Sale Price	\$295,000.00	Projected Income	\$2,900.00
Principal + Interest (assumes 25% down at 6.75% w/ 1pt buydown)		\$1,435.00	
Cash Needed (purchase price + closing costs)		\$79,650.00	
Monthly NOI		\$2,004.20	
Operating Expenses			

Taxes	\$288.33	Insurance	\$166.67
Maint. Reserve	\$87.00	Landscaping	\$0.00
Management	\$208.80	Vacancy	\$145.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$895.80	MONTHLY CASHFLOW	\$569.20
CAP RATE	8.15%	CASH ON CASH	8.58%