



New Braunfels 1% Rule SFR \$195k **rare BRRRR deal**

3517 Naumann Way: Located in one of the hill country’s most desirable cities. Schools are rated 6s. Recent \$30k price drop. Foundation work needed and quoted at \$20k. ARV is \$290k giving a \$60k walk-in equity position! Lease comps are plentiful and support \$1950 for similar 1800 sqft 3 bed homes. HOA \$17. Taxes \$5113.

<https://redf.in/r8h8n7>

Sale Price	\$195,000.00	Projected Income	\$1,950.00
Principal + Interest (assumes 25% down at 6.75% w/ 1pt buydown)		\$948.00	
Cash Needed (purchase price + closing costs)		\$52,650.00	
Monthly NOI		\$1,052.18	
Operating Expenses			
Taxes	\$426.08	Insurance	\$158.33

Maint. Reserve	\$58.50	Landscaping	\$0.00
Management	\$140.40	Vacancy	\$97.50
Utilities	\$0.00	HOA	\$17.00
MONTHLY OPEX	\$897.82	MONTHLY CASHFLOW	\$104.18
CAP RATE	6.47%	CASH ON CASH	2.37%