



Houston Single Family Rental \$250k

208 Temple Memorial Dr: 2021 build for low maintenance in a great location outside Houston. Schools rated 6s, and lease comps are steady at \$2,200 for 1,900 sq. ft. 4-bed homes in the neighborhood. Seller is a REIT, so response times may be slower. HOA \$48. Taxes \$8,702.

<https://redf.in/IUFcl6>

Sale Price	\$250,000.00	Projected Income	\$2,250.00
Principal + Interest (25% down at 7%)			\$1,247.00
Cash Needed (purchase price + closing costs)			\$66,250.00
Monthly NOI			\$951.50
Operating Expenses			

Taxes	\$725.17	Insurance	\$183.33
Maint. Reserve	\$67.50	Landscaping	\$0.00
Management	\$162.00	Vacancy	\$112.50
Utilities	\$0.00	HOA	\$48.00
MONTHLY OPEX	\$1,298.50	MONTHLY CASHFLOW	-\$295.50
CAP RATE	4.57%	CASH ON CASH	-5.35%