



**Houston Single Family Rental \$290k**

3025 Iron Woods Dr: Located in Katy with highly rated schools and a strong appreciation history. The same floor plan leased for \$3,150 via Section 8, with approval for up to \$3,179 per month through the Harris County Housing Authority. Built in 2020 for minimal maintenance. Solid investment in a high-demand rental market. HOA \$29. Taxes \$9415.

<https://redf.in/FEroQQ>

Sale Price	\$290,000.00	Projected Income	\$3,179.00
Principal + Interest (25% down at 7%)			\$1,447.00
Cash Needed (purchase price + closing costs)			\$76,850.00
Monthly NOI			\$1,653.04
<b>Operating Expenses</b>			
Taxes	\$784.58	Insurance	\$229.17

Maint. Reserve	\$95.37	Landscaping	\$0.00
Management	\$228.89	Vacancy	\$158.95
Utilities	\$0.00	HOA	\$29.00
MONTHLY OPEX	\$1,525.96	MONTHLY CASHFLOW	\$206.04
CAP RATE	6.84%	CASH ON CASH	3.22%