



Houston New Construction Duplex \$440k **great deal**

8008 Birmingham St Houston: each unit is 3 beds 2 baths 1200 sqft. Rent comps support \$1900-\$2000 per door. New construction for minimal maintenance. High end finishes throughout. Just 4 miles from the new \$1.6B Hospital campus. Taxes \$8000.

<https://redf.in/m0Bu9o>

Sale Price	\$440,000.00	Projected Income	\$3,900.00
Principal + Interest (25% down at 7%)			\$2,195.00
Cash Needed (purchase price + closing costs)			\$116,600.00
Monthly NOI			\$2,421.37
Operating Expenses			
Taxes	\$666.67	Insurance	\$266.67
Maint. Reserve	\$117.00	Landscaping	\$50.00

Management	\$280.80	Vacancy	\$97.50
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,478.63	MONTHLY CASHFLOW	\$226.37
CAP RATE	6.60%	CASH ON CASH	2.33%