



**Houston High Appreciation + Cashflow SFR \$317k**

10623 Cascade Creek: 2022 build with zero deferred maintenance. Tenant in place paying \$2,705/month. Located in a master-planned community with historic 8% annual appreciation. Management already in place charging just 6%. Ideal for out-of-state investors seeking a plug-and-play rental with strong appreciation and solid cashflow.

<https://redf.in/qObk28>

Sale Price	\$317,000.00	Projected Income	\$2,705.00
Principal + Interest (25% down at 6.75%)			\$1,423.00
Cash Needed (purchase price + closing costs)			\$82,420.00
Monthly NOI			\$1,613.70
<b>Operating Expenses</b>			
Taxes	\$603.00	Insurance	\$115.00

Maint. Reserve	\$115.00	Landscaping	\$0.00
Management	\$162.30	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$96.00
MONTHLY OPEX	\$1,091.30	MONTHLY CASHFLOW	\$190.70
CAP RATE	6.11%	CASH ON CASH	2.78%