



Houston Mid Term Rental \$550k

2903 Wichita St: This duplex is currently operated as a househack, the owner lives in the lower unit and leases the upper unit on a mid-term basis. There is a tenant in the upper unit through September 2025 paying \$2150 per month. The location is excellent for a STR or MTR strategy. Minutes from University of Houston, Museum District, Medical Center, and Downtown. The numbers below reflect running both units as mid term rentals. Taxes \$10860.

Sale Price	\$550,000.00	Projected Income	\$5,000.00
Principal + Interest (25% down at 6.75%)			\$2,675.00
Cash Needed (purchase price + closing costs)			\$143,000.00
Monthly NOI			\$3,003.33
Operating Expenses			
Taxes	\$905.00	Insurance	\$266.67
Maint. Reserve	\$150.00	Landscaping	\$50.00
Management	\$500.00	Vacancy	\$125.00

Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,996.67	MONTHLY CASHFLOW	\$328.33
CAP RATE	6.55%	CASH ON CASH	2.76%