



Houston Off-Market Single Family Rental \$250k

4614 Phlox St, Houston – Currently rented for \$2,200/month with a lease in place through June 2025. New roof installed April 2023. Long-term property manager “Stress Free Management” available to continue managing. Low taxes improve cash flow, and the area has shown 5–6% annual appreciation over the past decade. No vacancy risk with a tenant already in place. Taxes are \$4,389.

<https://redf.in/0bam0A>

Sale Price	\$250,000.00	Projected Income	\$2,200.00
Principal + Interest (25% down at 6.75%)		\$1,216.00	
Cash Needed (purchase price + closing costs)		\$65,000.00	
Monthly NOI		\$1,426.75	
Operating Expenses			

Taxes	\$365.75	Insurance	\$187.50
Maint. Reserve	\$66.00	Landscaping	\$0.00
Management	\$154.00	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$773.25	MONTHLY CASHFLOW	\$210.75
CAP RATE	6.85%	CASH ON CASH	3.89%