



Houston New Construction Duplex \$350k

5102 Haywood St: Built in 2024 with luxury finishes throughout at a very low asking price for the area. Lease comps are solid and support \$1500-\$1600 per door. Each side is a 2 bed, 2 bath with approximately 900 sqft. A great option for a long term buy/hold investor. Taxes estimated \$6200.

<https://redf.in/9a8zxN>

Sale Price	\$350,000.00	Projected Income	\$3,100.00
Principal + Interest (25% down at 7%)			\$1,746.00
Cash Needed (purchase price + closing costs)			\$92,750.00
Monthly NOI			\$1,937.50
Operating Expenses			
Taxes	\$516.67	Insurance	\$208.33
Maint. Reserve	\$93.00	Landscaping	\$50.00
Management	\$217.00	Vacancy	\$77.50
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,162.50	MONTHLY CASHFLOW	\$191.50
CAP RATE	6.64%	CASH ON CASH	2.48%

