



**Galveston Short Term Rental Portfolio \$430k (each)**

3614 and 3618 Niko Ct: The biggest equity deal of the year. Each property appraised at \$625K and is being sold for \$430K. Only 2 units left. 2024 builds with luxury finishes throughout — think BRRRR without the rehab. Buy, refinance, and pull out your cash. STR comps suggest \$47K–\$67K/year in revenue per home. Even as long-term rentals, each property can lease for \$3K/ month. No HOA. Taxes: ~\$8,000.

<https://redf.in/50CyH0>

Sale Price	\$430,000.00	Projected Income	\$5,000.00
Principal + Interest (25% down at 6.75%)			\$2,091.00
Cash Needed (down payment + closing costs)			\$111,800.00
Monthly NOI			\$2,266.67
<b>Operating Expenses</b>			

Taxes	\$666.67	Insurance	\$216.67
Maint. Reserve	\$100.00	Landscaping	\$50.00
Fees+HOT Tax	\$150.00	Cleaning	\$400.00
Management	\$750.00	Supplies	\$50.00
Utilities	\$350.00	HOA	\$0.00
MONTHLY OPEX	\$2,733.33	MONTHLY CASHFLOW	\$175.67
CAP RATE	6.33%	CASH ON CASH	1.89%