



Houston (Pasadena) SFR with Equity and Great Schools – \$245k **Excellent Deal**

5915 Ray Dr: Located in Pasadena with excellent schools and very low vacancy. Asking is \$250k, but an initial offer around \$240k could work. Rent comps support \$2100, and sale comps support \$275k, giving you a strong \$25k equity position at close. Ideal for a long-term rental in a stable neighborhood. No HOA. Taxes \$5365.

<https://redf.in/PR2E2H>

Sale Price	\$245,000.00	Projected Income	\$2,100.00
Principal + Interest (25% down at 6.65%)			\$1,179.00
Cash Needed (purchase price + closing costs)			\$63,700.00
Monthly NOI			\$1,215.42
Operating Expenses			
Taxes	\$447.08	Insurance	\$175.00

Maint. Reserve	\$63.00	Landscaping	\$0.00
Management	\$147.00	Vacancy	\$52.50
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$884.58	MONTHLY CASHFLOW	\$36.42
CAP RATE	5.95%	CASH ON CASH	0.69%