



Temple STR and MTR Furnished Rental Package – \$275k Each

3707 & 3703 McClelland Creek Trl: Two fully furnished single-family homes, available individually or as a package at \$275k per door. Each property is generating approximately \$5000/month from short and mid-term rental stays targeting military, medical, and corporate tenants. Built in 2022 and totally turnkey, these are excellent MTR/STR plays in a great Central Texas market producing very heavy cashflow. Taxes \$6283.

<https://redf.in/hEbfS9>

[Link To Income History and Seller Notes](#)

Sale Price	\$275,000.00	Projected Income	\$5,000.00
Principal + Interest (25% down at 6.65%)			\$1,324.00
Cash Needed (purchase price + closing costs)			\$71,500.00
Monthly NOI			\$2,947.25

Operating Expenses			
Taxes	\$523.58	Insurance	\$154.17
Maint. Reserve	\$75.00	Landscaping	\$50.00
Management	\$500.00	Vacancy	\$500.00
Utilities	\$250.00	HOA	\$0.00
MONTHLY OPEX	\$2,052.75	MONTHLY CASHFLOW	\$1,623.25
CAP RATE	12.86%	CASH ON CASH	27.24%