



Houston 1% Rule Single Family Rental – \$260k

Neighborhood Rating B | Asset Quality B

11622 Silent Elm St: Spacious 5 bedroom, 3 bathroom home with 2500+ sqft in Northeast Houston. Well maintained 2007 build with comps leasing for \$2500 to \$2700 per month. Low cost with excellent long-term buy and hold potential. HOA \$19. Taxes \$6092.

<https://redf.in/uWuMAs>

Sale Price	\$260,000.00	Projected Income	\$2,500.00
Principal + Interest (25% down at 6.5%)			\$1,232.00
Cash Need (down payment + closing costs + \$15k make ready)			\$85,200.00
Monthly NOI			\$1,510.83
Operating Expenses			

Taxes	\$507.67	Insurance	\$175.00
Maint. Reserve	\$50.00	Landscaping	\$0.00
Management	\$175.00	Vacancy	\$62.50
Utilities	\$0.00	HOA	\$19.00
MONTHLY OPEX	\$989.17	MONTHLY CASHFLOW	\$278.83
CAP RATE	6.97%	CASH ON CASH	3.93%