



Waco 9 Unit "Cashflow Cow" \$650k

Neighborhood Rating C+ | Asset Quality C+

2600 Grim Ave: Nine unit property with \$7025 per month when fully occupied. Currently 8 of 9 units leased pulling \$6275 per month with leases rolling between fall 2025 and fall 2026. Strong mix of cashflow and appreciation in a major university town. Rents can be increased as leases renew. Best for a seasoned investor looking to scale into larger deals. Will require DSCR financing or cash. I believe there is room to negotiate on price and would start at \$550k. Taxes \$6767.

[Rent Roll and Disclosures](#) | [Redfin Link](#)

Sale Price	\$650,000.00	Projected Income	\$7,025.00
Principal + Interest (25% down at 6.5%)			\$3,081.00
Cash Need (down payment + closing costs + \$15k make ready)			\$190,500.00

Monthly NOI		\$4,897.88	
Operating Expenses			
Taxes	\$563.92	Insurance	\$270.83
Maint. Reserve	\$300.00	Landscaping	\$75.00
Management	\$491.75	Vacancy	\$175.63
Utilities	\$250.00	HOA	\$0.00
MONTHLY OPEX	\$2,127.13	MONTHLY CASHFLOW	\$1,816.88
CAP RATE	9.04%	CASH ON CASH	11.44%