



**Houston LTR Single Family 2016 Build – \$265k**

*Neighborhood Rating B | Asset Quality B+*  
 6843 Oaken Gate Way: Located in Humble. 2016 build, excellent condition. Lease comps support \$2,400/mo. Sale comps \$115–\$120/sq ft; priced \$118/sq ft. Negotiation strategy: \$260k offer, work up to \$270k, back to \$265k post-inspections. Single-story, quality construction, walk-in equity, cashflow positive. Neighborhood B+, slightly higher quality than White Fir but slightly lower schools. HOA \$27. Taxes \$6,843.

[Listing Link](#) | [Sale Comps](#)

Sale Price	\$265,000.00	Projected Income	\$2,400.00
Principal + Interest (25% down at 6%)			\$1,322.00
Cash Need (down payment + closing costs + \$15k make ready)			\$86,550.00
Monthly NOI			\$1,366.42
<b>Operating Expenses</b>			

Taxes	\$570.25	Insurance	\$158.33
Maint. Reserve	\$50.00	Landscaping	\$0.00
Management	\$168.00	Vacancy	\$60.00
Utilities	\$0.00	HOA	\$27.00
MONTHLY OPEX	\$1,033.58	MONTHLY CASHFLOW	\$44.42
CAP RATE	6.19%	CASH ON CASH	0.62%