



Houston (Rosharon) Single Family LTR \$299k

10610 Wildflower View: Tenant in place paying \$2967 per month including base rent and pet and amenity fees. Lease runs through June 30 2027. This is an A grade community with recent construction and no deferred maintenance. Property manager in place with tenants covering utilities and lawn care. This meets the one percent rule at list price and provides predictable income with limited operational risk which is suitable for out of state investors.

[Listing Link](#)

<i>Asset Quality: A Neighborhood Rating: A Year Build: 2023</i>			
Sale Price:	\$ 299,000	<i>Cap Rate</i>	7.69%
Cash Needed (25% down + cc)	\$ 79,235	<i>Cash on Cash</i>	6.44%
P&L	Monthly	Annual	
Projected Income	\$ 2,967	\$ 35,604	
Mortgage PMT (7% Int)	\$ 1,492	\$ 17,903	

<i>Taxes</i>	\$ 644	\$ 7,728	
<i>Maint Reserve</i>	\$ 135	\$ 1,620	
<i>Management</i>	\$ -	\$ -	
<i>Utilities</i>	\$ -	\$ -	
<i>Insurance</i>	\$ 175	\$ 2,100	
<i>Landscaping</i>	\$ -	\$ -	
<i>Vacancy Reserve</i>	\$ -	\$ -	
<i>HOA</i>	\$ 96	\$ 1,152	
OPEX	\$ 1,050	\$ 12,600	
Cashflow	\$ 425	\$ 5,101	
NOI (Income - OPEX)	\$ 1,917	\$ 23,004	

Key Risk: 3 year property management agreement upon sale (first 24 months free). Be sure you like the PM and their services.

Key Upside: This is as risk-free as real estate can get. Ideal for overseas or out of state owners who want cashflow, appreciation, tax benefits, and hands-off.

Lease Comp: 1249 Scarlet \$2974

Lease Comp: 1225 Scarlet \$2900

Sale Comp: 10615 Cascade \$304k 03/19/2025

Sale Comp: 10639 Cascade \$319k 04/23/2025