Houston OFF-MARKET 2x Single Family Rentals $678k

10618 cascade and 10630 cascade. Sold as a package. Leases renew August 31, 2026 and June 2, 2026. Tenants pay $3100 and $3015. Built in 2022 with minimal maintenance needs. Professional property management in place and onsite and will remain post-sale. Strong school ratings and 25 minutes to the Houston Medical District support low vacancy and consistent lease renewals. A balanced deal for cash flow, appreciation, and operational ease. Ideal for out of state or overseas investors. Builder incentives include 24 months of free property management plus $5k per address in closing credits for use toward rate buydowns or closing costs.

Year Built: 2022	**Sale Price:** $678,000
Asset Quality Grade: A	**Cap Rate:** 6.65%

Neighborhood Rating: A	**Cash-on-cash Return:** 4.83%

P&L	**Monthly**	**Annual**
Projected Income	$6,115	$73,380
Mortgage (25% Down 6% Int)	$3,048	$36,581
Cash Needed (assuming 25% down)	$176,280	
Taxes	$1,541	$18,492
Maint Reserve	$270	$3,240
Management	$0	$0
Utilities	$0	$0
Insurance	$350	$4,200
Landscaping	$0	$0
Vacancy Reserve	$0	$0
HOA	$196	$2,352
OPEX	$2,357	$28,284
Cashflow	$710	$8,515
NOI (Income - OPEX)	$3,758	$45,096