Port Lavaca 7-Plex Excellent Cashflow $410k

1916 Holloman: property consists of (6) 1 bed 1 bath units and (1) 2 bed 1 bath unit. All leases are month to month. The current rent roll is $5120 per month and the units are 100% occupied. This is a heavy cashflow play at a low price point. No seller financing. DSCR, conventional, or cash only. New roof in 2022. New siding and paint in 2023. All interior updated over the last 2 years.

Year Built: 1970	**Sale Price:** $410,000
Asset Quality Grade: B	**Cap Rate:** 9.52%
Neighborhood Rating: B	**Cash-on-cash Return:** 14.74%

P&L	Monthly	Annual
Projected Income	$5,120	$61,440

Mortgage (25% Down 6.5% Int)	$1,944	$23,323
Total Cash Needed: $106,600		
Taxes	$389	$4,667
Maint Reserve	$150	$1,800
Management	$358	$4,301
Utilities	$350	$4,200
Insurance	$417	$5,000
Landscaping	$75	$900
Vacancy Reserve	$128	$1,536
HOA	$0	$0
OPEX	$1,867	$22,404
Cashflow	$1,309	$15,713
NOI (Income - OPEX)	$3,253	$39,036