



Houston Duplex Two Year Lease in Place \$380K

3986 Avenue B Brookshire TX offered at \$380000. Each unit is 3 beds 2.5 baths and very well maintained. Unit B leased through February 28 2028 at \$1750 per month providing immediate income stability. Located just outside Katy a major Houston employment hub driven by oil and gas. Four miles from Houston Executive Airport and eight miles from downtown Katy. Strong tenant demand corridor with newer construction and minimal capex risk. Ideal low maintenance long term hold.

Year Built: 2018	Sale Price: \$380,000
Asset Quality Grade: A	Cap Rate: 6.54%
Neighborhood Rating: B	Cash-on-cash Return: 4.40%

P&L	Monthly	Annual
Projected Income	\$3,500	\$42,000
Mortgage (25% Down 6% Int)	\$1,709	\$20,503
Cash Needed (assuming 25% down)	\$98,800	
Taxes	\$672	\$8,060
Maint Reserve	\$150	\$1,800
Management	\$245	\$2,940
Utilities	\$0	\$0
Insurance	\$200	\$2,400
Landscaping	\$75	\$900
Vacancy Reserve	\$88	\$1,050
HOA	\$0	\$0
OPEX	\$1,429	\$17,150
Cashflow	\$362	\$4,347
NOI (Income - OPEX)	\$2,071	\$24,850