

Will it Flow

Real Estate Investment Analysis

Generated 4/15/2026



6718 Crosswell St, Houston, TX 77087

POSITIVE CASH FLOW

\$401.62

Monthly Cash Flow

Key Performance Indicators

CASH-ON-CASH 8.77%	CAP RATE 7.37%	ANNUAL CASH FLOW \$4,819.42	DSCR 1.51
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Property Details

Address	6718 Crosswell St, Houston, TX 77087	Down Payment	25.00% (\$46,225)
Purchase Price	\$184,900	Loan Amount	\$138,675
Monthly Rent	\$1,800	Interest Rate	5.50%
Property Type	Single Family	Loan Term	30 years
Repair Budget	\$5,000	Monthly P&I	\$787.38
Closing Costs	\$3,698	Total Investment	\$54,923

Monthly Expenses & Income

Property Tax	\$266.67	Gross Monthly Income	\$1,800
Insurance	\$83.33	Vacancy (5.00%)	-\$90
HOA	\$0	Effective Gross Income	\$1,710
Prop. Mgmt (0.00%)	\$0	Operating Expenses	-\$521
Maintenance (5.00%)	\$85.5	Mortgage (P&I)	-\$787.38
CapEx (5.00%)	\$85.5	Utilities	\$0
Net Cash Flow	\$401.62	Annual Cash Flow	\$4,819.42

Annual NOI

\$14,268

NON-CASH

Annual Depreciation *

\$5,378.91/yr

Building Value %

80.00%

* IRS 27.5-year residential depreciation based on 80.00% building value. Deductibility subject to IRS passive activity rules. Consult a tax professional.

Potential Tax Benefit †

\$1,290.94/yr

Marginal Rate

24%

† At 24% marginal rate. Phases out above \$100k AGI; eliminated above \$150k AGI unless you qualify as a real estate professional.

Investment Summary

This property requires **\$54,923** total investment (25.00% down + \$3,698 closing + \$5,000 repairs). With **\$1,800/mo** gross income and **\$521/mo** expenses, it generates **\$401.62/mo** cash flow. Returns: 8.77% CoC, 7.37% Cap, 1.51 DSCR.

Will it Flow

6718 Crosswell St, Houston, TX 77087 — Advanced Analysis

Advanced Investor Metrics

Annual NOI	\$14,268	1% Rule	0.97%
Break-Even Rent	\$1,377.24/mo	Effective Gross Income	\$1,710/mo

10-Year Outlook

CAGR	14.39%	Total ROI	283.63%
Yr 1 CoC	8.77%	IRR (10yr)	18.58%

Growth Assumptions

Annual Appreciation	3.00%	Annual Rent Growth	3.00%
Annual Expense Growth	2.00%	Exit Cap Rate	6.00%

Property Notes

Condition	7/10 — Good
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Industry Benchmarks

Cap Rate 4-8% (✓ 7.37%) DSCR 1.25+ (✓ 1.51) CoC 8-12% (✓ 8.77%)

Stress Test

<p>BASE CASE</p> <p>\$401.62/mo</p> <p>DSCR 1.51 · CoC 8.77%</p> <p>It Flows!</p>	<p>EXPENSE SHOCK</p> <p>\$327.45/mo</p> <p>DSCR 1.42 · CoC 7.15%</p> <p>It Flows!</p>	<p>VACANCY SURGE (15%)</p> <p>\$239.62/mo</p> <p>DSCR 1.30 · CoC 5.24%</p> <p>It Flows!</p>	<p>WORST CASE</p> <p>\$27.75/mo</p> <p>DSCR 1.04 · CoC 0.61%</p> <p>Neutral</p>
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