

# Will it Flow

Real Estate Investment Analysis

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**6718 Crosswell St, Houston, TX 77087**

POSITIVE CASH FLOW

**\$357.57**

Monthly Cash Flow

## Key Performance Indicators

CASH-ON-CASH <b>7.81%</b>	CAP RATE <b>7.37%</b>	ANNUAL CASH FLOW <b>\$4,290.88</b>	DSCR <b>1.43</b>
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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	6.00%
Property Type	Single Family	Loan Term	30 years
Repair Budget	\$5,000	Monthly P&I	\$831.43
Closing Costs	\$3,698	<b>Total Investment</b>	<b>\$54,923</b>

## 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)	-\$831.43
CapEx (5.00%)	\$85.5	Utilities	\$0
<b>Net Cash Flow</b>	<b>\$357.57</b>	<b>Annual Cash Flow</b>	<b>\$4,290.88</b>

**Annual NOI**

**\$14,268**

NON-CASH

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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 **\$357.57/mo** cash flow. Returns: 7.81% CoC, 7.37% Cap, 1.43 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	\$1,423.61/mo	Effective Gross Income	\$1,710/mo

## 10-Year Outlook

CAGR	14.01%	Total ROI	271.11%
Yr 1 CoC	7.81%	IRR (10yr)	17.78%

## 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+ (✓ 1.43)   CoC 8-12% (! 7.81%)

## Stress Test

<b>BASE CASE</b> <b>\$357.57/mo</b> DSCR 1.43 · CoC 7.81% <b>It Flows!</b>	<b>EXPENSE SHOCK</b> <b>\$283.41/mo</b> DSCR 1.34 · CoC 6.19% <b>It Flows!</b>	<b>VACANCY SURGE (15%)</b> <b>\$195.57/mo</b> DSCR 1.24 · CoC 4.27% <b>Neutral</b>	<b>WORST CASE</b> <b>-\$16.29/mo</b> DSCR 0.98 · CoC -0.36% <b>Doesn't Flow</b>
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