

Will it Flow

Real Estate Investment Analysis

Generated 4/15/2026



6718 Crosswell St, Houston, TX 77087

POSITIVE CASH FLOW

\$266.39

Monthly Cash Flow

Key Performance Indicators

CASH-ON-CASH

5.82%

CAP RATE

7.37%

ANNUAL CASH FLOW

\$3,196.7

DSCR

1.29

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	7.00%
Property Type	Single Family	Loan Term	30 years
Repair Budget	\$5,000	Monthly P&I	\$922.61
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)	-\$922.61
CapEx (5.00%)	\$85.5	Utilities	\$0
Net Cash Flow	\$266.39	Annual Cash Flow	\$3,196.7

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 **\$266.39/mo** cash flow. Returns: 5.82% CoC, 7.37% Cap, 1.29 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	\$1,519.59/mo	Effective Gross Income	\$1,710/mo

10-Year Outlook

CAGR	13.21%	Total ROI	245.82%
Yr 1 CoC	5.82%	IRR (10yr)	16.14%

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+ (✓ 1.29) CoC 8-12% (! 5.82%)

Stress Test

<p>BASE CASE</p> <p>\$266.39/mo</p> <p>DSCR 1.29 · CoC 5.82%</p> <p>It Flows!</p>	<p>EXPENSE SHOCK</p> <p>\$192.23/mo</p> <p>DSCR 1.21 · CoC 4.20%</p> <p>Neutral</p>	<p>VACANCY SURGE (15%)</p> <p>\$104.39/mo</p> <p>DSCR 1.11 · CoC 2.28%</p> <p>Neutral</p>	<p>WORST CASE</p> <p>\$-107.47/mo</p> <p>DSCR 0.88 · CoC -2.35%</p> <p>Doesn't Flow</p>
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