

# Will it Flow

Real Estate Investment Analysis

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## 415 Gans St #A-b, Houston, TX 77029

POSITIVE CASH FLOW

**\$335.89**

Monthly Cash Flow

### Key Performance Indicators

CASH-ON-CASH	CAP RATE	ANNUAL CASH FLOW	DSCR
<b>3.26%</b>	<b>5.84%</b>	<b>\$4,030.67</b>	<b>1.18</b>

### Property Details

Address	415 Gans St #A-b, Houston, TX 77029	Down Payment	25.00% (\$109,975)
Purchase Price	\$439,900	Loan Amount	\$329,925
Monthly Rent	\$3,500	Interest Rate	5.50%
Property Type	Multi-Tenant (2 units)	Loan Term	30 years
Repair Budget	\$5,000	Monthly P&I	\$1,873.28
Closing Costs	\$8,798	<b>Total Investment</b>	<b>\$123,773</b>

### Monthly Expenses & Income

Property Tax	\$633.33	Gross Monthly Income	\$3,500
Insurance	\$150	Vacancy (5.00%)	-\$175
HOA	\$0	Effective Gross Income	\$3,325
Prop. Mgmt (0.00%)	\$0	Operating Expenses	-\$1,115.83
Maintenance (5.00%)	\$166.25	Mortgage (P&I)	-\$1,873.28
CapEx (5.00%)	\$166.25	Utilities	\$0
<b>Net Cash Flow</b>	<b>\$335.89</b>	<b>Annual Cash Flow</b>	<b>\$4,030.67</b>

**Annual NOI** **\$26,510**

NON-CASH

Annual Depreciation \* **\$12,797.09/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 † **\$3,071.3/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 2-unit property requires **\$123,773** total investment (25.00% down + \$8,798 closing + \$5,000 repairs). With **\$3,500**/mo gross income and **\$1,115.83**/mo expenses, it generates **\$335.89/mo** cash flow. Returns: 3.26% CoC, 5.84% Cap, 1.18 DSCR.

## Will it Flow

415 Gans St #A-b, Houston, TX 77029 — Advanced Analysis

### Multi-Tenant Metrics

Units	2 units	Price per Unit	\$219,950
Rent per Unit	\$1,750/mo	Gross Rent Multiplier	10.47
Operating Expense Ratio	31.88%	Break-Even Occupancy	85.40%

### Advanced Investor Metrics

Annual NOI	\$26,510	0.7% Rule	0.80% ✓
Break-Even Rent	\$3,146.43/mo	Effective Gross Income	\$3,325/mo

### 10-Year Outlook

CAGR	12.81%	Total ROI	233.76%
Yr 1 CoC	3.26%	IRR (10yr)	14.61%

### 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% (✓ 5.84%)   DSCR 1.25+ (! 1.18)   CoC 8-12% (! 3.26%)

### Stress Test

<p><b>BASE CASE</b></p> <p><b>\$335.89/mo</b></p> <p>DSCR 1.18 · CoC 3.26%</p> <p><b>It Flows!</b></p>	<p><b>EXPENSE SHOCK</b></p> <p><b>\$171.72/mo</b></p> <p>DSCR 1.09 · CoC 1.66%</p> <p><b>Neutral</b></p>	<p><b>VACANCY SURGE (15%)</b></p> <p><b>\$20.89/mo</b></p> <p>DSCR 1.01 · CoC 0.20%</p> <p><b>Neutral</b></p>	<p><b>WORST CASE</b></p> <p><b>\$-411.03/mo</b></p> <p>DSCR 0.78 · CoC -3.98%</p> <p><b>Doesn't Flow</b></p>
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