

Will it Flow

Real Estate Investment Analysis

Generated 4/15/2026



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

POSITIVE CASH FLOW

\$14.17

Monthly Cash Flow

Key Performance Indicators

CASH-ON-CASH	CAP RATE	ANNUAL CASH FLOW	DSCR
0.14%	5.84%	\$170.01	1.01

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	7.00%
Property Type	Multi-Tenant (2 units)	Loan Term	30 years
Repair Budget	\$5,000	Monthly P&I	\$2,195
Closing Costs	\$8,798	Total Investment	\$123,773

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)	-\$2,195
CapEx (5.00%)	\$166.25	Utilities	\$0
Net Cash Flow	\$14.17	Annual Cash Flow	\$170.01

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 **\$14.17/mo** cash flow. Returns: 0.14% CoC, 5.84% Cap, 1.01 DSCR.

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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	94.60%

Advanced Investor Metrics

Annual NOI	\$26,510	0.7% Rule	0.80% ✓
Break-Even Rent	\$3,485.09/mo	Effective Gross Income	\$3,325/mo

10-Year Outlook

CAGR	11.38%	Total ROI	193.85%
Yr 1 CoC	0.14%	IRR (10yr)	12.14%

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% (✓ 5.84%) DSCR 1.25+ (! 1.01) CoC 8-12% (! 0.14%)

Stress Test

<p>BASE CASE</p> <p>\$14.17/mo</p> <p>DSCR 1.01 · CoC 0.14%</p> <p>Neutral</p>	<p>EXPENSE SHOCK</p> <p>-\$150/mo</p> <p>DSCR 0.93 · CoC -1.45%</p> <p>Doesn't Flow</p>	<p>VACANCY SURGE (15%)</p> <p>-\$300.83/mo</p> <p>DSCR 0.86 · CoC -2.92%</p> <p>Doesn't Flow</p>	<p>WORST CASE</p> <p>-\$732.75/mo</p> <p>DSCR 0.67 · CoC -7.10%</p> <p>Doesn't Flow</p>
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