

Will it Flow

Real Estate Investment Analysis

Generated 4/15/2026



7710 Green Lawn Dr, Houston, TX 77088

POSITIVE CASH FLOW

\$32.02

Monthly Cash Flow

Key Performance Indicators

CASH-ON-CASH

0.57%

CAP RATE

5.62%

ANNUAL CASH FLOW

\$384.19

DSCR

1.03

Property Details

Address	7710 Green Lawn Dr, Houston, TX 77088	Down Payment	25.00% (\$57,500)
Purchase Price	\$230,000	Loan Amount	\$172,500
Monthly Rent	\$1,800	Interest Rate	6.50%
Property Type	Single Family	Loan Term	30 years
Repair Budget	\$5,000	Monthly P&I	\$1,090.32
Closing Costs	\$4,600	Total Investment	\$67,100

Monthly Expenses & Income

Property Tax	\$333.33	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	-\$587.67
Maintenance (5.00%)	\$85.5	Mortgage (P&I)	-\$1,090.32
CapEx (5.00%)	\$85.5	Utilities	\$0
Net Cash Flow	\$32.02	Annual Cash Flow	\$384.19

Annual NOI

\$13,468

NON-CASH

Annual Depreciation *

\$6,690.91/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 †

\$1,605.82/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 **\$67,100** total investment (25.00% down + \$4,600 closing + \$5,000 repairs). With **\$1,800/mo** gross income and **\$587.67/mo** expenses, it generates **\$32.02/mo** cash flow. Returns: 0.57% CoC, 5.62% Cap, 1.03 DSCR.

Will it Flow

7710 Green Lawn Dr, Houston, TX 77088 — Advanced Analysis

Advanced Investor Metrics

Annual NOI	\$13,468	1% Rule	0.78%
Break-Even Rent	\$1,766.3/mo	Effective Gross Income	\$1,710/mo

10-Year Outlook

CAGR	11.21%	Total ROI	189.49%
Yr 1 CoC	0.57%	IRR (10yr)	12.06%

Growth Assumptions

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

Property Notes

Condition	8/10 — Excellent
-----------	------------------

Industry Benchmarks

Cap Rate 4-8% (✓ 5.62%) DSCR 1.25+ (! 1.03) CoC 8-12% (! 0.57%)

Stress Test

<p>BASE CASE</p> <p>\$32.02/mo</p> <p>DSCR 1.03 · CoC 0.57%</p> <p>Neutral</p>	<p>EXPENSE SHOCK</p> <p>\$-55.48/mo</p> <p>DSCR 0.95 · CoC -0.99%</p> <p>Doesn't Flow</p>	<p>VACANCY SURGE (15%)</p> <p>\$-129.98/mo</p> <p>DSCR 0.88 · CoC -2.32%</p> <p>Doesn't Flow</p>	<p>WORST CASE</p> <p>\$-355.18/mo</p> <p>DSCR 0.67 · CoC -6.35%</p> <p>Doesn't Flow</p>
---	--	---	--

Will it Flow · Real Estate Investment Analysis
For informational purposes only. Not financial advice.