

Will it Flow

Real Estate Investment Analysis

Generated 4/15/2026



7710 Green Lawn Dr, Houston, TX 77088

NEGATIVE CASH FLOW

-\$-25.31

Monthly Cash Flow

Key Performance Indicators

CASH-ON-CASH -0.45%	CAP RATE 5.62%	ANNUAL CASH FLOW -\$-303.76	DSCR 0.98
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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	7.00%
Property Type	Single Family	Loan Term	30 years
Repair Budget	\$5,000	Monthly P&I	\$1,147.65
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)	-\$1,147.65
CapEx (5.00%)	\$85.5	Utilities	\$0
Net Cash Flow	-\$-25.31	Annual Cash Flow	-\$-303.76

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 **\$-25.31/mo** cash flow. Returns: -0.45% CoC, 5.62% Cap, 0.98 DSCR.

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

Advanced Investor Metrics

Annual NOI	\$13,468	1% Rule	0.78%
Break-Even Rent	\$1,826.65/mo	Effective Gross Income	\$1,710/mo

10-Year Outlook

CAGR	10.71%	Total ROI	176.57%
Yr 1 CoC	-0.45%	IRR (10yr)	11.25%

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
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Industry Benchmarks

Cap Rate 4-8% (✓ 5.62%) DSCR 1.25+ (! 0.98) CoC 8-12% (! -0.45%)

Stress Test

BASE CASE -\$-25.31/mo DSCR 0.98 · CoC -0.45% Doesn't Flow	EXPENSE SHOCK -\$-112.81/mo DSCR 0.90 · CoC -2.02% Doesn't Flow	VACANCY SURGE (15%) -\$-187.31/mo DSCR 0.84 · CoC -3.35% Doesn't Flow	WORST CASE -\$-412.51/mo DSCR 0.64 · CoC -7.38% Doesn't Flow
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