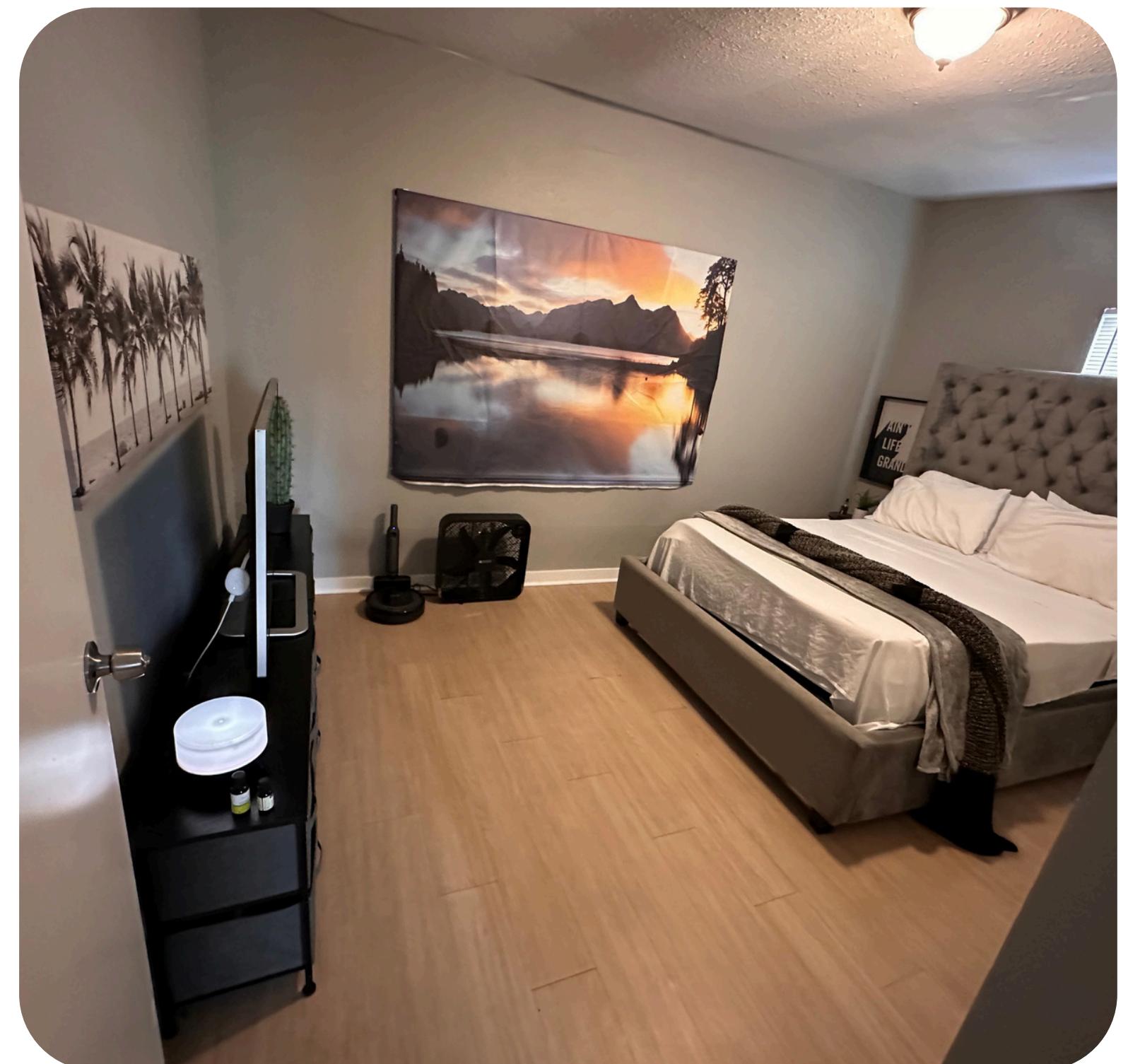


MULTIFAMILY INVESTMENT OPPORTUNITY
2131 CROMWELL ST HOUSTON, TX 77093



★ OPPORTUNITY AWAITS AT WESTFIELD ESTATES ★



- ◆ SALES PRICE: \$460,000
- ◆ \$126 PER SQFT
- ◆ LOT: 17,153 SQFT
- ◆ TOTAL BUILDING: 3,660 SQFT
- ◆ SUBDIVISION: Westfield Estates
- ◆ 4 Unit Multifamily



FOR OUR INVESTORS

INCOME

Gross Monthly Income: \$5,000
Gross Annual Income: \$60,000
Vacancy (5%): \$3,000
Effective Gross Income: \$57,000

ACCEPTABLE

FINANCING:

Conventional
Cash
FHA
Non-QM

EXPENSES (ANNUAL)

Property Taxes: (\$3,000)
Insurance: (\$3,000)
Operating Expenses: (\$15,000)

NOI

Net Operating Income: \$39,000

CAP DSCR

8.67% 1.86



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