

REAL ESTATE INVESTMENT

4805 Paula St — Sunnyside Duplex

Houston, TX · 6BD / 6BA / 2,764 SF

Purchase **\$529,000** · Down payment **\$18,515** · Monthly cost **\$3,400**

APPRECIATION

+\$114,600

\$529K → \$644K in 5 yrs

LOAN PAYDOWN

+\$41,000

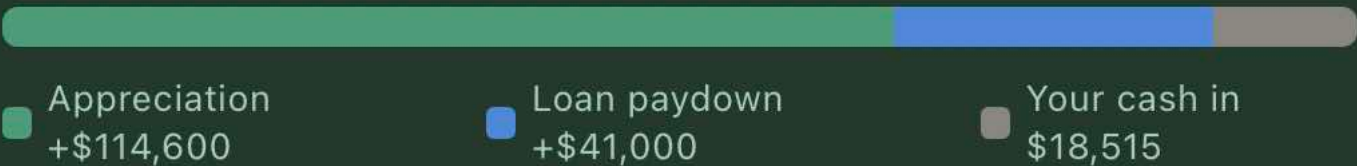
Tenants pay your mortgage

CASH FLOW

+\$61,800

Per year · STR strategy

Equity built after 5 years — \$174,100



TOTAL RETURN ON \$18,515 INVESTED

Built while you still own the property · 5 years

\$544,100

29.4x return

APPRECIATION	+	LOAN PAYDOWN	+	CASH FLOW (5 YRS)	=	TOTAL
+\$114,600		+\$41,000		+\$309,000		\$544,100