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

Appreciation +$114,600

Loan paydown +$41,000

Your cash in $18,515

TOTAL RETURN ON $18,515 INVESTED

Built while you still own the property · 5 years

$544,100

29.4× return

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

Kimberly Lane Group