Texas Rental Property Cash-Flow Checklist



Every number to check before you make an offer on a Central Texas rental.

1. Rent & Demand

- Pull homes that actually leased in the last 45 days, not just asking rents
- Match beds, baths, square footage, garage and school district
- Check how long similar rentals sat on the market before leasing
- Near Texas A&M, plan around the August lease cycle
- Budget for vacancy: time between tenants, cleaning and re-leasing
- Confirm the HOA and city allow the type of rental you plan

2. Property Taxes & Fees (the big one in Texas)

- Look up the full tax rate for the exact address on the appraisal district site
- No homestead exemption on a rental: figure taxes on the full value
- MUD or PID: many newer subdivisions add a separate tax or assessment that can raise your yearly bill
- After you buy, expect the appraised value to move toward your purchase price, so don't count on the seller's tax bill
- HOA: monthly or yearly dues, plus any transfer, leasing or registration fees

Tip: ask me for a cash-flow estimate on any property you're considering.

3. Insurance, Repairs & Reserves

- Get a landlord (dwelling) insurance quote before you make an offer
- Check the flood zone and ask your insurance agent if flood coverage makes sense
- Ask the inspector about the age of the roof, HVAC and water heater
- Repairs and maintenance: many investors set aside 5–10% of the rent
- Capital reserve for big-ticket items like a roof, HVAC or water heater
- Utilities you'll pay (water, trash, yard care), including vacant months
- Property management, if you use one, plus any leasing and renewal fees

4. Run the Numbers

- Start with the monthly rent from your comps
- Subtract principal and interest on the loan
- Subtract monthly taxes, insurance, HOA and any MUD or PID
- Subtract vacancy, repairs, capital reserve and management
- What's left is your monthly cash flow. Will it still work if rent comes in lower?
- Cash-on-cash return: yearly cash flow ÷ the cash you put in

5. Before You Buy

- Get preapproved: conventional, DSCR or cash
- Read HOA leasing rules in your option period
- College Station: register the rental with the city
- Ask a CPA about depreciation and taxes



My Team

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