Where can a rental pay for itself?

73 metro areas. Four financing scenarios. Eleven address checks. We expanded the original 29-market screen and checked actual advertised prices and rents in six SFO-linked markets. Two of ten advertised-active listings produce positive modeled monthly cash flow at 25% down and 7.75%. Neither passes every income and stress hurdle at that rate.

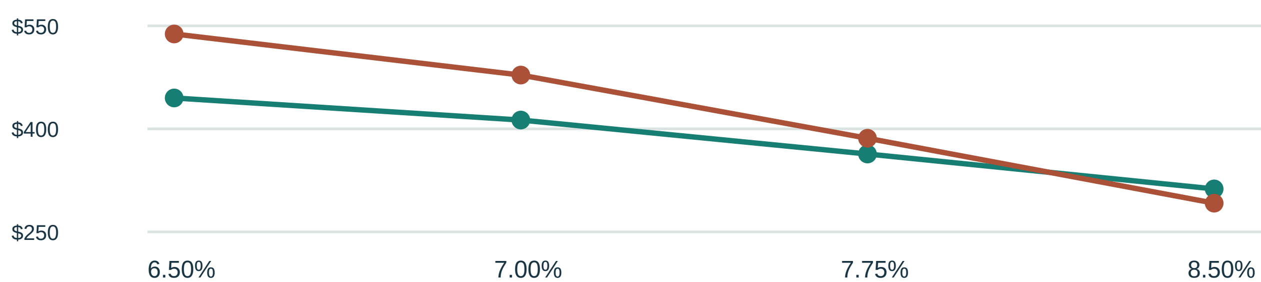
One Cleveland lead passes the financial screen at 7.0%. That makes a lender quote and property diligence worth pursuing. It does not establish a verified profitable purchase. No leases, actual collections, inspection, post-purchase tax bill or insurance/lender quotes have been independently verified.

Research lead	Asking price / rent	Cash at 7.75%	Stress
10305 Manor Avenue Cleveland, OH	$129,000 $2,416/mo	$363/mo	-$18/mo
1010 Lincoln Avenue Pittsburgh, PA	$240,000 $3,650/mo	$386/mo	-$198/mo

10305 Manor Avenue, Cleveland: $363/month modeled income at 7.75%, but -$18/month in operating stress. At 7.0%, income is $413/month and stress is slightly positive. The maximum rate satisfying all four financial hurdles is about 7.48%, rounded down; it is not an available loan quote.

1010 Lincoln Avenue, Pittsburgh: $386/month at 7.75%, but only 4.8% cash-on-cash and -$198/month in operating stress. A lower price or better documented economics is needed for the full income screen.

Financing changes monthly cash flow



Green: Cleveland / Manor. Rust: Pittsburgh / Lincoln. Same costs and 25% down at each rate. Before income tax; no appreciation or refinance assumed.

7.75% is a scenario, not an average

Freddie Mac reported a 6.95% 30-year benchmark on September 17, 2026 for its primary-residence loan profile. The report does not measure an investment-property rate or premium. The rates below are illustrative sensitivities, not APRs or lender offers. Compare a property-specific quote, including points, closing fees, term and down payment.

Rate	Active listings with positive cash flow	Pass all four hurdles	Positive metro proxies
6.50%	3 / 10	1 / 10	0 / 59
7.00%	3 / 10	1 / 10	0 / 59
7.75%	2 / 10	0 / 10	0 / 59
8.50%	2 / 10	0 / 10	0 / 59

The 59 current-route metro index pairs remain negative under the common cost allowances even at 6.5%. That is context, not a claim that every home in those markets loses money. The individual-property results differ because purchase price, property type and occupied-unit rent differ.

Property-screen allowance	How it is applied
Financing	25% down; fixed 30-year amortization; four rate scenarios.
Vacancy / nonpayment	6% of the occupied-unit scheduled rent. Known vacant units already contribute zero.
Management	8% of rent after vacancy.
Repairs, replacements, leasing	5%, 5% and 3% of scheduled rent, respectively. Distinct allowances, counted once.
Tax, insurance, utilities	Address-level assumptions on pages 4-5; replace with actual post-purchase quotes and bills.
Other costs	$100/month for travel, administration, registration and unlisted owner charges. Add HOA and assessments when applicable.
Initial cash	Down payment, 4% closing costs (5% in Pittsburgh), $10,000 initial repairs, and six months of fixed carrying reserves.

Four financial hurdles: at least $250/month income, 6% cash-on-cash, 1.25x debt coverage after replacement allowances, and no operating-stress deficit. Stress lowers rent 10%, uses at least 10% vacancy, and raises tax and insurance 25%, keeping the loan fixed. These editorial thresholds are not a lender approval or a validated prediction model.

No appreciation, future refinance, tax refund or vacant-unit rent uplift contributes to monthly income. The online holding-period calculator separately models sale proceeds, principal repayment and growth assumptions.

Cash flow across the four rates

Publisher claims checked September 19. Ten advertised-active listings and one pending comparison. Before income tax, 25% down, with the expense allowances on the following pages. These checks were purposively selected for lower-cost rental research; they are not a random or exhaustive listing sample.

Address / metro	Ask / occupied rent	6.50%	7.00%	7.75%	8.50%
10305 Manor Avenue Cleveland, OH	$129,000 $2,416/mo	$445	$413	$363	$313
1010 Lincoln Avenue Pittsburgh, PA	$240,000 $3,650/mo	$538	$478	$386	$292
3502 Lincoln Avenue St. Louis, MO	$95,000 $1,285/mo	$36	$12	-$25	-$62
10609 Wadsworth Avenue Cleveland, OH	$155,000 $2,032/mo	-$147	-$186	-$245	-$306
11320 Florian Avenue Cleveland, OH	$168,000 $1,700/mo	-$347	-$389	-$454	-$520
14500 Strathmoor Street Detroit, MI	$149,999 $1,900/mo	-$290	-$327	-$385	-$444
1702 E 46th Street Indianapolis, IN	$219,900 $1,575/mo	-$577	-$631	-$716	-$802
9521 Macon Avenue Cleveland, OH	$204,900 $2,200/mo	-$232	-$283	-$361	-$442
12205 Revere Avenue Cleveland, OH +	$169,900 $1,200/mo	-$728	-$770	-$835	-$902
8311 Decker Avenue Cleveland, OH +	$175,000 $1,350/mo	-$727	-$771	-$838	-$907
106-108 Bellaire Avenue Kansas City, MO *	$260,000 $3,577/mo	$29	-$36	-$135	-$238

* Bellaire is pending and excluded from available opportunities. + Revere and Decker are partly occupied; known vacant units are assigned zero rent. Revere advertises an October move-in, which is a separate future case, not current income.

Why the apparent bargains can disappoint: Wadsworth has a substantial reported tax bill, Strathmoor requires a Michigan tax-uncapping allowance, and Bellaire includes significant owner-paid utilities. A high gross rent/price ratio does not establish positive net income.

The web version lets you change down payment, rate and property expenses, filter positive cases, and load each address into a full cash-flow and total-return calculator. Inputs remain local to your browser page.

What is observed, and what is assumed

10305 Manor Avenue - Cleveland, OH

Broker advertises occupied units at $1,229 and $1,187. Subsidy approval, leases and actual collections need confirmation. The reported $1,100 annual tax bill is not a buyer tax estimate.

Annual tax allowance: $3,225. Monthly insurance $225; owner utilities $125; other costs $100. Initial cash at 7.75%: $55,881. Listing source. Status and rents can change.

1010 Lincoln Avenue - Pittsburgh, PA

Broker advertises occupied units at $1,700 and $1,950. The $658 published annual tax figure is unusually low. The model instead applies the published Pittsburgh combined millage to the full purchase price as a screening allowance, not a parcel assessment or tax quote.

Annual tax allowance: $6,374. Monthly insurance $250; owner utilities $125; other costs $100. Initial cash at 7.75%: $95,774. Listing source. Status and rents can change.

3502 Lincoln Avenue - St. Louis, MO

Listing advertises a tenant lease through November 2027. The source gives inconsistent city/county labels; confirm the actual taxing and rental-registration jurisdiction. Utilities are assumed tenant-paid and need a lease check.

Annual tax allowance: $1,900. Monthly insurance $200; owner utilities $0; other costs $100. Initial cash at 7.75%: $43,363. Listing source. Status and rents can change.

10609 Wadsworth Avenue - Cleveland, OH

Broker advertises both units occupied. Tax allowance is the reported $4,371 annual bill plus 25%, rather than a lower generic percentage. Verify point-of-sale requirements and the post-purchase bill.

Annual tax allowance: $5,464. Monthly insurance $225; owner utilities $125; other costs $100. Initial cash at 7.75%: $65,379. Listing source. Status and rents can change.

11320 Florian Avenue - Cleveland, OH

Both units are advertised at $850/month on month-to-month leases. No rent increase is counted. Condition, lease renewals and water/sewer responsibility remain unverified.

Annual tax allowance: $4,200. Monthly insurance $225; owner utilities $125; other costs $100. Initial cash at 7.75%: $68,936. Listing source. Status and rents can change.

14500 Strathmoor Street - Detroit, MI

Broker advertises occupied units and $1,900 combined rent. A possible $3,000 seller concession is excluded. Michigan taxable value can uncap after transfer; 4% of price is a tax allowance, not a quote.

Annual tax allowance: $6,000. Monthly insurance $250; owner utilities $125; other costs $100. Initial cash at 7.75%: $64,185. Listing source. Status and rents can change.

What is observed, and what is assumed

1702 E 46th Street - Indianapolis, IN

Broker advertises $950 and $625 rents; the smaller unit is month-to-month. Tenants reportedly reimburse water/sewer. No market-rent uplift is counted.

Annual tax allowance: $4,398. Monthly insurance $225; owner utilities $0; other costs $100. Initial cash at 7.75%: $85,009. Listing source. Status and rents can change.

9521 Macon Avenue - Cleveland, OH

Broker advertises occupied units at $1,100 each. Renovation claims do not remove repair or replacement allowances. Availability is advertised without a dated MLS update.

Annual tax allowance: $5,122. Monthly insurance $225; owner utilities $125; other costs $100. Initial cash at 7.75%: $81,288. Listing source. Status and rents can change.

12205 Revere Avenue - Cleveland, OH

The description says fully occupied but also gives an October 1 move-in for the second unit. Only the $1,200 occupied-unit rent is counted today. The $2,400 future total is shown separately and requires the second lease to commence.

Annual tax allowance: $4,248. Monthly insurance $225; owner utilities $125; other costs $100. Initial cash at 7.75%: $69,572. Listing source. Status and rents can change.

8311 Decker Avenue - Cleveland, OH

Only two occupied-unit rents ($750 and $600) are counted. The vacant unit contributes zero. An advertised housing-assistance payment standard is not an approved rent or a tenant lease.

Annual tax allowance: $4,375. Monthly insurance $275; owner utilities $150; other costs $100. Initial cash at 7.75%: $71,729. Listing source. Status and rents can change.

106-108 Bellaire Avenue - Kansas City, MO

Pending since September 7; retained as a comparison, excluded from available opportunities. Owner utility allowance uses the top of the advertised $300–$400 range. Conflicting historical tax bills need reconciliation.

Annual tax allowance: $6,500. Monthly insurance $325; owner utilities $400; other costs $100. Initial cash at 7.75%: $101,982. Listing source. Status and rents can change.

Expanded area screen: 1-25 of 73

August 2026 single-family Zillow value and rent indices describe different housing stocks, not matched properties. Cash flow uses 25% down, 7.75%, 2% annual tax, $200/month insurance, $75/month other costs, tenant-paid utilities and the original operating percentages. These common allowances are not local observed costs.

Area / airport(s)	SFR value	SFR rent / mo	Cash / mo
Albuquerque, NM - ABQ	$352,454	$2,191	-$1,147
Anchorage, AK * - ANC (seasonal)	$449,309	$2,630	-$1,505
Atlanta, GA - ATL	$384,253	$2,296	-$1,293
Austin, TX - AUS	$424,742	$2,312	-$1,566
Bakersfield, CA - BFL	$365,372	$2,247	-$1,196
Baltimore, MD - BWI	$412,229	$2,502	-$1,338
Bend, OR - RDM	$673,541	$2,689	-$3,040
Boise City, ID - BOI	$495,447	$2,320	-$2,058
Boston, MA - BOS	$773,964	$3,649	-$3,043
Bozeman, MT * - BZN (seasonal)	$752,092	$2,908	-$3,432
Charlotte, NC - CLT	$388,423	$2,214	-$1,383
Chicago, IL - MDW/ORD	$377,573	$2,556	-$1,055
Cincinnati, OH * - CVG (seasonal)	$319,294	$2,044	-$1,021
Cleveland, OH - CLE	$261,148	$1,758	-$822
Columbus, OH - CMH	$354,289	$2,081	-$1,240
Coos Bay, OR - OTH	$350,029	$2,165	-$1,148
Dallas, TX - DFW/DAL (confirm)	$363,024	$2,371	-$1,088
Denver, CO - DEN	$585,489	$2,981	-$2,206
Detroit, MI - DTW	$266,540	$1,680	-$917
Edwards, CO * - EGE (seasonal)	$1,468,384	$5,233	-$6,767
Eugene, OR - EUG	$458,335	$2,161	-$1,913
Eureka, CA - ACV	$425,778	$2,204	-$1,653
Fresno, CA - FAT	$414,825	$2,421	-$1,416
Glenwood Springs, CO * - ASE (seasonal)	$964,940	$4,412	-$3,826
Hailey, ID * - SUN (seasonal)	$1,296,585	$3,731	-$6,661

* Seasonal or service requiring confirmation; excluded from the 59 current-route counts. Routes, fares and dates require a booking check. Broader county-level metro names do not establish airport-city rents. The website and CSV compare all four rates.

Expanded area screen: 26-50 of 73

August 2026 single-family Zillow value and rent indices describe different housing stocks, not matched properties. Cash flow uses 25% down, 7.75%, 2% annual tax, $200/month insurance, $75/month other costs, tenant-paid utilities and the original operating percentages. These common allowances are not local observed costs.

Area / airport(s)	SFR value	SFR rent / mo	Cash / mo
Hilo, HI - KOA	$574,154	$2,484	-$2,492
Houston, TX - IAH	$308,755	$2,242	-$801
Indianapolis, IN - IND	$298,425	$1,923	-$963
Jackson, WY * - JAC (seasonal)	$1,564,920	$4,092	-$8,285
Kahului, HI - OGG	$1,069,232	$4,043	-$4,831
Kalispell, MT * - FCA (seasonal)	$658,660	$2,564	-$3,028
Kansas City, MO - MCI	$330,440	$1,817	-$1,266
Kapaa, HI - LIH	$1,062,092	$5,600	-$3,637
Kennewick, WA - PSC	$440,694	$2,297	-$1,690
Las Vegas, NV - LAS	$443,565	$2,270	-$1,730
Los Angeles, CA - BUR/LAX/SNA	$1,013,668	$4,469	-$4,127
Louisville, KY * - SDF (confirm)	$285,071	$1,728	-$1,012
Medford, OR - MFR	$438,397	$2,184	-$1,757
Miami, FL - FLL/MIA/PBI (future)	$568,611	$3,436	-$1,753
Minneapolis, MN - MSP	$401,449	$2,448	-$1,302
Missoula, MT * - MSO (seasonal)	$579,810	$2,508	-$2,514
Montrose, CO - MTJ	$494,984	$2,116	-$2,205
Nashville, TN - BNA	$459,688	$2,387	-$1,757
New Orleans, LA - MSY	$263,428	$1,873	-$753
New York, NY - EWR/JFK	$760,786	$3,471	-$3,080
Omaha, NE * - OMA (seasonal)	$309,562	$2,027	-$965
Orlando, FL - MCO	$399,887	$2,452	-$1,288
Philadelphia, PA - PHL	$399,087	$2,314	-$1,384
Phoenix, AZ - PHX	$452,125	$2,302	-$1,766
Pittsburgh, PA - PIT	$230,358	$1,665	-$673

* Seasonal or service requiring confirmation; excluded from the 59 current-route counts. Routes, fares and dates require a booking check. Broader county-level metro names do not establish airport-city rents. The website and CSV compare all four rates.

Expanded area screen: 51-73 of 73

August 2026 single-family Zillow value and rent indices describe different housing stocks, not matched properties. Cash flow uses 25% down, 7.75%, 2% annual tax, $200/month insurance, $75/month other costs, tenant-paid utilities and the original operating percentages. These common allowances are not local observed costs.

Area / airport(s)	SFR value	SFR rent / mo	Cash / mo
Portland, ME * - PWM (seasonal)	$551,591	$2,807	-$2,095
Portland, OR - PDX	$556,286	$2,714	-$2,197
Provo, UT - PVU	$556,832	$2,306	-$2,501
Raleigh, NC - RDU	$435,815	$2,130	-$1,778
Redding, CA - RDD	$370,945	$2,141	-$1,313
Reno, NV - RNO	$580,124	$2,674	-$2,394
Richmond, VA * - RIC (confirm)	$397,568	$2,279	-$1,399
Riverside, CA - ONT/PSP/SBD	$592,072	$3,215	-$2,081
Sacramento, CA - SMF	$583,888	$2,839	-$2,300
Salinas, CA - MRY	$855,801	$4,227	-$3,194
Salt Lake City, UT - SLC	$578,834	$2,539	-$2,484
San Antonio, TX - SAT	$278,210	$1,845	-$878
San Diego, CA - CLD/SAN	$1,005,485	$4,136	-$4,314
San Luis Obispo, CA - SBP	$925,452	$3,588	-$4,154
Santa Maria, CA - SBA	$1,062,591	$4,791	-$4,235
Seattle, WA - PAE/SEA	$760,181	$3,494	-$3,059
Spokane, WA - GEG	$421,774	$2,209	-$1,621
St. Louis, MO - STL	$281,928	$1,697	-$1,012
Steamboat Springs, CO * - HDN (seasonal)	$1,329,148	$3,854	-$6,800
Tampa, FL - TPA	$374,706	$2,410	-$1,142
Tucson, AZ - TUS	$348,799	$1,888	-$1,343
Urban Honolulu, HI - HNL	$1,058,264	$3,551	-$5,116
Washington, DC - IAD/DCA	$618,778	$3,292	-$2,212

* Seasonal or service requiring confirmation; excluded from the 59 current-route counts. Routes, fares and dates require a booking check. Broader county-level metro names do not establish airport-city rents. The website and CSV compare all four rates.

A research lead becomes a decision with evidence

Before an offer: get signed leases, subsidy agreements, a twelve-month collection ledger, comparable leased units, inspection, legal-unit confirmation, landlord insurance and lender quotes, post-purchase taxes and a manager fee schedule. Inspect capital systems and specify lease-up downtime. A local manager and access from SFO support oversight but do not guarantee returns.

For Manor, an extra $15,000 in initial repairs reduces annual cash-on-cash even though scheduled monthly income is unchanged. Repair costs can consume years of cash flow. The webpage shows that sensitivity and the interest-rate boundaries for each property.

Growth remains a separate question: assess jobs, household demand, new supply, accessibility and resale liquidity. These listing screens do not forecast appreciation. The online holding-period calculator includes price and rent paths, loan paydown, selling costs and opportunity cost, before income tax.

After purchase: preserve original assumptions and rejected deals. Record actual collections, vacancy and every operating/capital expense monthly, then compare forecast versus actual at 3, 6 and 12 months.

Coverage and exclusions

The union of SFO general and domestic-carrier lists supplies 86 airport destinations, including seasonal and future services. Those map to 73 paired metro series: 59 current and 14 conditional. Multiple airports in one metro count once. Bishop has no paired metro series. Louisville and Richmond are now conditional because the carrier page does not confirm the general-list entries. City-level single-family rent data was unavailable; no mixed apartment-rent/house-value yield was manufactured.

4148 Carlyle Avenue was sold; 15895 Kentucky Street was withdrawn; neither is treated as available. A Hall Street result with insufficient current evidence was also excluded. The Kansas City Bellaire case remains visibly pending. No broker or tenant was contacted.

Sources and preserved editions

Zillow single-family metro values / rents (1) / Zillow single-family metro values / rents (2)

Zillow methodology

SFO general and domestic route lists (1) / SFO general and domestic route lists (2)

Freddie Mac benchmark and investor financing (1) / Freddie Mac benchmark and investor financing (2)

Allegheny County / Pittsburgh assessed-value millage

Michigan transfer and tax uncapping

Interactive report, expanded CSVs and original editions. Source snapshots and calculations are retained with this September 19 edition. No live rate, listing availability or property profitability is promised.