

# Property Details

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3615 Wilbarger, Dallas



# Property Summary

## Property Data

Purchase Price	\$ 325,000	Turnkey updated duplex close to industrial district in east Dallas with one side occupied. Over \$150/door in cash flow.
Make Ready	\$ -	
Down Payment	25%	
Down Payment Amt	\$ 81,250	
Closing Costs	\$ 6,500	
<b>Cash Outlay</b>	<b>\$ 87,750</b>	

## Financing Data

Interest Rate	6.50%
Finance Amt	\$243,750
Mortgage (yrs)	30
Mortgage Pmt	\$1,540.67

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 3,000.00	\$ 36,000.00
Vacancy Loss (5%)	\$ (150.00)	\$ (1,800.00)
<b>Gross Income</b>	<b>\$ 2,850.00</b>	<b>\$ 34,200.00</b>
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 295.67	\$ 3,548.00
Management	\$ 240.00	\$ 2,880.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 985.67</b>	<b>\$ 11,828.00</b>
<b>Net Operating Income</b>	<b>\$ 1,864.33</b>	<b>\$ 22,372.00</b>
Mortgage	\$ 1,540.67	\$ 18,487.99
<b>Cashflow</b>	<b>\$ 323.67</b>	<b>\$ 3,884.01</b>
Loan Principal Paydown		\$ 2,724.46
Appreciation	5%	\$ 16,250.00
<b>Total Return</b>		<b>\$ 22,858.47</b>

## ROI Metrics

Cap Rate	6.75%
IRR	20.65%

*\* IRR based on 10yr holding period with 25% down*

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 87,750	\$ 104,000	\$ 136,500
Cash on Cash	4.43%	4.92%	5.55%
Cash + Principal	7.53%	7.36%	7.15%

# Sale Comps

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Ph:

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Property Type is 'Residential Income' Property Type is 'Residential Income' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 02/13/2023 to 08/17/2022 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multi Family' Latitude, Longitude is within 2.00 mi of 3615 Wilbarger Dr, Dallas, TX 75227, USA State Or Province is 'Texas'

## Market Analysis Summary | Residential Income

Listings as of 2/13/23 at 3:38 pm, Page 1 of 1

#	MLS #	Address	City	YB	Pool	# Prk	Sqft	\$/SqFt	Units	\$/Unit	List Price	Sold Price	Sold Date	Sale/List	CDOM
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### Listings: Closed

1	20043788	2504 Summit LN	Dallas	1985	No	2	999	\$160.16	1	\$175,000.00	\$175,000	\$160,000	11/17/2022	91.4%	113
2	20078639	2508 Summit LN	Dallas	1984	No	2	1,268	\$134.07	2	\$87,500.00	\$175,000	\$170,000	11/16/2022	97.1%	73
3	20035886	8001E Rothington RD #41-47	Dallas	1983	No	8	4,960	\$90.73	1	\$520,000.00	\$520,000	\$450,000	09/23/2022	86.5%	60

Min	1983	2	1,268	\$90.73	1	\$175,000	\$160,000	86.5%	60
Max	1985	8	999	\$160.16	2	\$520,000	\$450,000	97.1%	113
Avg	1984	4	4,960	\$128.32	1	\$290,000	\$260,000	91.7%	82
Med	1984	2	2,409	\$134.07	1	\$175,000	\$170,000	91.4%	73

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<b>Total Listings</b>	Average for all:	1984	4.00	2,409	\$128.32	1	\$290,000	\$260,000	91.7%	82
	Median for all:	1984	2.00	1,268	\$134.07	1	\$175,000	\$170,000	91.4%	73

	Min	Max	Avg	Med	
<b>Quick Statistics</b>	List Price	\$175,000	\$520,000	\$290,000	\$175,000
	Sale Price	\$160,000	\$450,000	\$260,000	\$170,000
	Sale / List	86.5%	97.1%	91.7%	91.4%

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.