

# Property Details

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**3737 Bonnie Dr, Fort Worth**



# Property Summary

## Property Data

Purchase Price	\$ 500,000	Turnkey fourplex built in 2009 in Weatherford outside Fort Worth. \$150/door in cash flow in an appreciating area.
Make Ready	\$ -	
Down Payment	25%	
Down Payment Amt	\$ 125,000	
Closing Costs	\$ 10,000	
<b>Cash Outlay</b>	<b>\$ 135,000</b>	

## Financing Data

Interest Rate	6.00%
Finance Amt	\$375,000
Mortgage (yrs)	30
Mortgage Pmt	\$2,248.31

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,800.00	\$ 57,600.00
Vacancy Loss (5%)	\$ (240.00)	\$ (2,880.00)
<b>Gross Income</b>	<b>\$ 4,560.00</b>	<b>\$ 54,720.00</b>
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 706.50	\$ 8,477.97
Management	\$ 384.00	\$ 4,608.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ -	\$ -
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 1,715.50</b>	<b>\$ 20,585.97</b>
<b>Net Operating Income</b>	<b>\$ 2,844.50</b>	<b>\$ 34,134.03</b>
Mortgage	\$ 2,248.31	\$ 26,979.77
<b>Cashflow</b>	<b>\$ 596.19</b>	<b>\$ 7,154.26</b>
Loan Principal Paydown		\$ 4,605.04
Appreciation	5%	\$ 25,000.00
<b>Total Return</b>		<b>\$ 36,759.30</b>

## ROI Metrics

Cap Rate	6.69%
IRR	21.45%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 135,000	\$ 160,000	\$ 210,000
Cash on Cash	5.30%	5.60%	5.98%
Cash + Principal	8.71%	8.28%	7.73%

# Lease Comps

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Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 02/06/2023 to 08/10/2022 Latitude, Longitude is within 1.00 mi of 3737 Bonnie Dr, Fort Worth, TX 76116, USA State Or Province is one of 'Louisiana', 'Texas'

## Market Analysis Summary | Residential Lease

Listings as of 2/6/23 at 3:21 pm, Page 1 of 1

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Closed</b>																
1	20139194	7312 Pensacola AVE	Fort Worth	2	1	736	1948	1/0/1	No	0.209	\$1.76	\$1,295	\$1,295	10/04/2022	100.0%	53
2	20176588	4412 Fairfax ST	Fort Worth	2	1	738	1948	1/0/1	No	0.193	\$1.90	\$1,400	\$1,400	10/08/2022	100.0%	7
3	20207609	7340 Pensacola AVE	Fort Worth	2	1	780	1948	1/0/1	No	0.198	\$1.79	\$1,400	\$1,400	12/15/2022	100.0%	10
4	20228402	3732 Marks PL	Fort Worth	3	1	1,009	1948	1/0/1	No	0.186	\$1.34	\$1,350	\$1,350	01/09/2023	100.0%	8
5	20164210	3741 Bonnie DR #D	Fort Worth	2	2	1,015	1983	0/0/0	No	0.250	\$1.03	\$1,050	\$1,050	10/29/2022	100.0%	42
6	20191919	3736 Bonnie DR #D	Fort Worth	2	2	1,095	1982	0/0/0	No	0.248	\$1.05	\$1,150	\$1,150	12/09/2022	100.0%	41
				<b>Min</b>	<b>2</b>	<b>1</b>	<b>736</b>	<b>1948</b>	<b>1/0/1</b>		<b>0.186</b>	<b>\$1.03</b>	<b>\$1,050</b>	<b>\$1,050</b>	<b>100.0%</b>	<b>7</b>
				<b>Max</b>	<b>3</b>	<b>2</b>	<b>1,095</b>	<b>1983</b>	<b>0/0/0</b>		<b>0.250</b>	<b>\$1.90</b>	<b>\$1,400</b>	<b>\$1,400</b>	<b>100.0%</b>	<b>53</b>
				<b>Avg</b>	<b>2</b>	<b>1</b>	<b>896</b>	<b>1960</b>	<b>1/0/1</b>		<b>0.214</b>	<b>\$1.48</b>	<b>\$1,274</b>	<b>\$1,274</b>	<b>100.0%</b>	<b>27</b>
				<b>Med</b>	<b>2</b>	<b>1</b>	<b>895</b>	<b>1948</b>	<b>1/0/1</b>		<b>0.204</b>	<b>\$1.55</b>	<b>\$1,323</b>	<b>\$1,323</b>	<b>100.0%</b>	<b>26</b>

<b>6</b>	<b>Total Listings</b>	<b>Average for all:</b>	<b>2</b>	<b>1</b>	<b>896</b>	<b>1960</b>	<b>1/0/1</b>		<b>0.214</b>	<b>\$1.48</b>	<b>\$1,274</b>	<b>\$1,274</b>	<b>100.0%</b>	<b>27</b>
		<b>Median for all:</b>	<b>2</b>	<b>1</b>	<b>895</b>	<b>1948</b>	<b>1/0/1</b>		<b>0.204</b>	<b>\$1.55</b>	<b>\$1,323</b>	<b>\$1,323</b>	<b>100.0%</b>	<b>26</b>

		Min	Max	Avg	Med
<b>Quick Statistics</b>	List Price	\$1,050	\$1,400	\$1,274	\$1,323
	Sale Price	\$1,050	\$1,400	\$1,274	\$1,323
	Sale / List	100.0%	100.0%	100.0%	100.0%

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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.