

# Property Details

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821 Danish Dr, Grand Prairie



# Property Summary

## Property Data

Purchase Price	\$ 625,000	Turnkey 5 bed single story pool home with a separate guest house and custom upgrades throughout. In the heart of the metro close to the Arlington entertainment district.
Make Ready	\$ 10,000	
Down Payment	25%	
Down Payment Amt	\$ 156,250	
Closing Costs	\$ 12,500	
<b>Cash Outlay</b>	<b>\$ 178,750</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$468,750
Mortgage (yrs)	30
Mortgage Pmt	\$3,118.61

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 495.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
<b>Gross Income</b>	<b>\$ 8,915.00</b>	<b>\$ 106,980.00</b>
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 1,058.08	\$ 12,697.00
Management	\$ 841.50	\$ 10,098.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 210.38	\$ 2,524.50
Utilities	\$ 400.00	\$ 4,800.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 3,484.96</b>	<b>\$ 41,819.50</b>
<b>Net Operating Income</b>	<b>\$ 5,430.04</b>	<b>\$ 65,160.50</b>
Mortgage	\$ 3,118.61	\$ 37,423.27
<b>Cashflow</b>	<b>\$ 2,311.44</b>	<b>\$ 27,737.23</b>
Loan Principal Paydown		\$ 4,761.61
Appreciation	5%	\$ 31,250.00
<b>Total Return</b>		<b>\$ 63,748.84</b>

## ROI Metrics

Cap Rate	10.06%
IRR	30.14%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 178,750	\$ 210,000	\$ 272,500
Cash on Cash	15.52%	14.40%	12.93%
Cash + Principal	18.18%	16.21%	14.32%

# Sale Comps

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February 02, 2023

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 02/02/2023 to 05/08/2022 Latitude, Longitude is within 1.00 mi of 821 Danish Dr, Grand Prairie, TX 75050, USA State Or Province is one of 'Louisiana', 'Texas'

## Market Analysis Summary | Residential

Listings as of 2/2/23 at 9:54 am, Page 1 of 2

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Active</b>																
1	20070345	913 Robertson RD	Grand Prairie	5	7	4,656	1967	3/4/7	No	0.909	\$139.58	\$649,900				131
2	20228115	821 Danish DR	Grand Prairie	5	5	4,628	1987	2/0/2	Yes	0.471	\$135.05	\$625,000				19
		<b>Min</b>		5	5	4,628	1967	3/2/5		0.471	\$135.05	\$625,000				19
		<b>Max</b>		5	7	4,656	1987	2/0/2		0.909	\$139.58	\$649,900				131
		<b>Avg</b>		5	6	4,642	1977	3/4/7		0.690	\$137.32	\$637,450				75
		<b>Med</b>		5	6	4,642	1977	3/2/5		0.690	\$137.32	\$637,450				75

### Listings: Closed

1	20040427	1610 Camelot ST	Grand Prairie	3	3	3,505	1975	3/0/0	No	0.521	\$135.52	\$499,900	\$475,000	08/08/2022	95.0%	40
		<b>Min</b>		3	3	3,505	1975	3/0/0		0.521	\$135.52	\$499,900	\$475,000		95.0%	40
		<b>Max</b>		3	3	3,505	1975	3/0/0		0.521	\$135.52	\$499,900	\$475,000		95.0%	40
		<b>Avg</b>		3	3	3,505	1975	3/0/0		0.521	\$135.52	\$499,900	\$475,000		95.0%	40
		<b>Med</b>		3	3	3,505	1975	3/0/0		0.521	\$135.52	\$499,900	\$475,000		95.0%	40

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**Total Listings**

**Average for all:** 4 5 4,263 1976 3/1/3 0.634 \$136.72 \$591,600 \$475,000 95.0% 63  
**Median for all:** 5 5 4,628 1975 3/0/2 0.521 \$135.52 \$625,000 \$475,000 95.0% 40

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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.

# STR Comps

## Main house:

STR 1	\$383/night	<a href="#">Listing</a>
STR 2	\$491/night	<a href="#">Listing</a>
STR 3	\$401/night	<a href="#">Listing</a>

## Guest house:

STR 1	\$100/night	<a href="#">Listing</a>
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