



## Property Details

**4507 Worth St, Dallas**

# Property Summary

\*LTR

## Property Data

Purchase Price	\$ 675,000	Occupied quadplex in an appreciating area with strong cash flow potential. All 1 bed units in a great walkable location, next to Baylor hospital ideal for mid-term rental.
Make Ready	\$ -	
Down Payment	25.00%	
Down Payment Amt	\$ 168,750	
Closing Costs	\$ 13,500	
<b>Cash Outlay</b>	<b>\$ 182,250</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$506,250
Mortgage (yrs)	30
Mortgage Pmt	\$3,368.09

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 5,800.00	\$ 69,600.00
Vacancy Loss	\$ (290.00)	\$ (3,480.00)
<b>Gross Income</b>	<b>\$ 5,510.00</b>	<b>\$ 66,120.00</b>

## ROI Metrics

Cap Rate	6.24%
IRR	21.41%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 182,250	\$ 216,000	\$ 283,500
Cash on Cash	1.39%	2.42%	3.74%
Cash + Principal	4.21%	4.64%	5.20%

Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 766.78	\$ 9,201.40
Management	\$ 464.00	\$ 5,568.00
Maintenance	\$ 250.00	\$ 3,000.00
Capex Reserves	\$ 250.00	\$ 3,000.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 1,930.78</b>	<b>\$ 23,169.40</b>
<b>Net Operating Income</b>	<b>\$ 3,579.22</b>	<b>\$ 42,950.60</b>
Mortgage	\$ 3,368.09	\$ 40,417.13
<b>Cashflow</b>	<b>\$ 211.12</b>	<b>\$ 2,533.47</b>
Loan Principal Paydown		\$ 5,142.54
Appreciation	7%	\$ 47,250.00
<b>Total Return</b>		<b>\$ 54,926.01</b>

# Property Summary

## \*MTR

### Property Data

Purchase Price	\$ 675,000
Make Ready	\$ 30,000
Down Payment	25.0%
Down Payment Amt	\$ 168,750
Closing Costs	\$ 13,500
<b>Cash Outlay</b>	<b>\$ 212,250</b>

### Financing Data

Interest Rate	7.00%
Finance Amt	\$506,250
Mortgage (yrs)	30
Mortgage Pmt	\$3,368.09

### First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 9,000.00	\$ 108,000.00
Vacancy Loss (10%)	\$ (900.00)	\$ (5,400.00)
<b>Gross Income</b>	<b>\$ 8,100.00</b>	<b>\$ 97,200.00</b>
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 766.78	\$ 9,201.40
Management	\$ 900.00	\$ 10,800.00
Maintenance	\$ 250.00	\$ 3,000.00
Capex Reserves	\$ 250.00	\$ 3,000.00
Utilities	\$ 1,000.00	\$ 12,000.00
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 3,441.78</b>	<b>\$ 41,301.40</b>
<b>Net Operating Income</b>	<b>\$ 4,658.22</b>	<b>\$ 55,898.60</b>
Mortgage	\$ 3,368.09	\$ 40,417.13
<b>Cashflow</b>	<b>\$ 1,290.12</b>	<b>\$ 15,481.47</b>
Loan Principal Paydown		\$ 5,142.54
Appreciation	7%	\$ 47,250.00
<b>Total Return</b>		<b>\$ 67,874.01</b>

### ROI Metrics

Cap Rate	7.78%
IRR	24.70%

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

### Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 212,250	\$ 246,000	\$ 313,500
Cash on Cash	7.29%	7.39%	7.52%
Cash + Principal	9.72%	7.39%	7.52%

# Sale Comps

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Prepared By John Steffen

March 27, 2023

Property Type is 'Residential Income' Property Type is 'Residential Income' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 03/27/2023 to 09/28/2022 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadplex', 'Multi Family' Latitude, Longitude is within 1.00 mi of 4507 Worth St, Dallas, TX 75246, USA State Or Province is 'Texas' County is one of 'Collin', 'Dallas', 'Denton', 'Grayson', 'Hood', 'Johnson', 'Kaufman', 'Parker', 'Rockwall', 'Tarrant'

## Market Analysis Summary | Residential Income

Listings as of 3/27/23 at 5:30 pm, Page 1 of 1

#	MLS #	Address	City	YB	Pool	# Prk	Sqft	\$/SqFt	Units	\$/Unit	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Closed</b>															
1	20192806	4630 Junius ST	Dallas	1912	No	6	3,296	\$206.01	2	\$362,500.00	\$725,000	\$679,000	12/09/2022	93.7%	8
		Min		1912		6	3,296	\$206.01	2		\$725,000	\$679,000		93.7%	8
		Max		1912		6	3,296	\$206.01	2		\$725,000	\$679,000		93.7%	8
		Avg		1912		6	3,296	\$206.01	2		\$725,000	\$679,000		93.7%	8
		Med		1912		6	3,296	\$206.01	2		\$725,000	\$679,000		93.7%	8

1	<b>Total Listings</b>	Average for all:	1912	6.00	3,296	\$206.01	2	\$725,000	\$679,000	93.7%	8
		Median for all:	1912	6.00	3,296	\$206.01	2	\$725,000	\$679,000	93.7%	8

	Min	Max	Avg	Med	
<b>Quick Statistics</b>	List Price	\$725,000	\$725,000	\$725,000	\$725,000
	Sale Price	\$679,000	\$679,000	\$679,000	\$679,000
	Sale / List	93.7%	93.7%	93.7%	93.7%

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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.

# Lease Comps

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 Ph:

Prepared By John Steffen

March 27, 2023

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 03/27/2023 to 09/28/2022 Property Sub Type is one of 'Duplex', 'Quadruplex' Latitude, Longitude is within 1.00 mi of 4507 Worth St, Dallas, TX 75246, USA State Or Province is one of 'Louisiana', 'Texas' Beds Total is 1

## Market Analysis Summary | Residential Lease

Listings as of 3/27/23 at 5:30 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	20168989	5405 Worth ST	Dallas	1	1	650	1915	1/0/1	No	0.174	\$2.00	\$1,300	\$1,300	10/03/2022	100.0%	9
2	20220221	4820 Worth ST	Dallas	1	1	704	1941	0/1/1	No	0.176	\$1.85	\$1,300	\$1,300	01/26/2023	100.0%	48
3	20206052	5119 Reiger	Dallas	1	1	800	1915	0/0/0	No	0.225	\$1.38	\$1,100	\$1,100	11/15/2022	100.0%	3
4	20250734	5212 JUNIUS ST #lower	Dallas	1	1	888	1924	0/0/2	No	0.200	\$1.52	\$1,350	\$1,350	02/25/2023	100.0%	24
5	20233450	5212 JUNIUS ST #lower	Dallas	1	1	888	1924	0/0/2	No	0.200	\$1.57	\$1,395	\$1,395	01/21/2023	100.0%	15

Min	1	1	650	1915	0/0/1	0.174	\$1.38	\$1,100	\$1,100	100.0%	3
Max	1	1	888	1941	0/0/0	0.225	\$2.00	\$1,395	\$1,395	100.0%	48
Avg	1	1	786	1924	1/1/2	0.195	\$1.66	\$1,289	\$1,289	100.0%	20
Med	1	1	800	1924	0/0/1	0.200	\$1.57	\$1,300	\$1,300	100.0%	15

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<b>Total Listings</b>	<b>Average for all:</b>	1	1	786	1924	0/0/1	0.195	\$1.66	\$1,289	\$1,289	100.0%	20
	<b>Median for all:</b>	1	1	800	1924	0/0/1	0.200	\$1.57	\$1,300	\$1,300	100.0%	15

	Min	Max	Avg	Med
<b>Quick Statistics</b>	List Price \$1,100	\$1,395	\$1,289	\$1,300
	Sale Price \$1,100	\$1,395	\$1,289	\$1,300
	Sale / List 100.0%	100.0%	100.0%	100.0%

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## MTR Comps

MTR 1	\$2400/mo	<a href="#">Listing</a>
MTR 2	\$1900/mo	<a href="#">Listing</a>
MTR 3	\$3000/mo	<a href="#">Listing</a>
MTR 4	\$2750/mo	<a href="#">Listing</a>
MTR 5	\$1980/mo	<a href="#">Listing</a>
MTR 6	\$2400/mo	<a href="#">Listing</a>