



Property Details

340 Tyler Ct, Weatherford

Property Summary

Property Data

Purchase Price	\$ 625,000	Turnkey quadplex rental with professionally managed community. All 3 bed, 2 bath units currently bringing in \$6100/mo
Make Ready	\$ -	
Down Payment	25.00%	
Down Payment Amt	\$ 156,250	
Closing Costs	\$ 12,500	
Cash Outlay	\$ 168,750	

Financing Data

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

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 6,100.00	\$ 73,200.00
Vacancy Loss	\$ (305.00)	\$ (3,660.00)
Gross Income	\$ 5,795.00	\$ 69,540.00
Insurance	\$ 250.00	\$ 3,000.00
Taxes	\$ 695.42	\$ 8,345.00
Management	\$ -	\$ -
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ 650.00	\$ 7,800.00
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,995.42	\$ 23,945.00
Net Operating Income	\$ 3,799.58	\$ 45,595.00
Mortgage	\$ 3,118.61	\$ 37,423.27
Cashflow	\$ 680.98	\$ 8,171.73
Loan Principal Paydown		\$ 4,761.61
Appreciation	5%	\$ 31,250.00
Total Return		\$ 44,183.34

ROI Metrics

Cap Rate	7.15%
IRR	21.71%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 168,750	\$ 200,000	\$ 262,500
Cash on Cash	4.84%	5.33%	5.96%
Cash + Principal	7.66%	7.56%	7.42%

Property Notes: 4,420 sq ft quadplex built in 2008. 3 beds, 2 baths per unit bringing in \$1475-1575/mo each.

Neighborhood Notes: Unique community of 160 units professionally managed as a whole, with rents distributed to owners after expenses. Community pool and a highly stable strategy without having to own an entire complex.

Sale Comps

John Steffen

John.T.Steffen@eXprealty.com

Ph:

Prepared By John Steffen

June 16, 2023

Property Type is 'Residential Income' Property Type is 'Residential Income' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 06/16/2023 to 06/16/2022 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multi Family' Latitude, Longitude is within 1.00 mi of 340 Tyler Ct, Weatherford, TX 76088, 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 6/16/23 at 1:15 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	20189597	312 Jennifer CT	Weatherfo	2008	Yes	8	4,420	\$135.75	2	\$300,000.00	\$600,000	\$600,000	12/05/2022	100.0%	2
		Min		2008		8	4,420	\$135.75	2		\$600,000	\$600,000		100.0%	2
		Max		2008		8	4,420	\$135.75	2		\$600,000	\$600,000		100.0%	2
		Avg		2008		8	4,420	\$135.75	2		\$600,000	\$600,000		100.0%	2
		Med		2008		8	4,420	\$135.75	2		\$600,000	\$600,000		100.0%	2

1	Total Listings	Average for all:	2008	8.00	4,420	\$135.75	2		\$600,000	\$600,000	100.0%	2
		Median for all:	2008	8.00	4,420	\$135.75	2		\$600,000	\$600,000	100.0%	2

	Min	Max	Avg	Med
Quick Statistics	List Price \$600,000	\$600,000	\$600,000	\$600,000
	Sale Price \$600,000	\$600,000	\$600,000	\$600,000
	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.