

# Property Details

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5333 Wonder Dr, Fort Worth



# Property Summary

## Property Data

Purchase Price	\$ 300,000	1% Rule cashflowing duplex in southern Fort Worth. 2 bedroom units just off I-20, 10 minutes from downtown.
Make Ready	\$ -	
Down Payment	25.00%	
Down Payment Amt	\$ 75,000	
Closing Costs	\$ 6,000	
<b>Cash Outlay</b>	<b>\$ 81,000</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$225,000
Mortgage (yrs)	30
Mortgage Pmt	\$1,496.93

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 3,000.00	\$ 36,000.00
Vacancy Loss	\$ (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	\$ 357.42	\$ 4,289.00
Management	\$ 302.50	\$ 3,630.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 1,009.92</b>	<b>\$ 12,119.00</b>
<b>Net Operating Income</b>	<b>\$ 1,840.08</b>	<b>\$ 22,081.00</b>
Mortgage	\$ 1,496.93	\$ 17,963.17
<b>Cashflow</b>	<b>\$ 343.15</b>	<b>\$ 4,117.83</b>
Loan Principal Paydown		\$ 2,285.57
Appreciation	5%	\$ 15,000.00
<b>Total Return</b>		<b>\$ 21,403.40</b>

## ROI Metrics

Cap Rate	7.22%
IRR	21.96%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 81,000	\$ 96,000	\$ 126,000
Cash on Cash	5.08%	5.54%	6.12%
Cash + Principal	7.91%	7.76%	7.57%

# Sale Comps

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Prepared By John Steffen

June 26, 2023

Property Type is 'Residential Income' Property Type is 'Residential Income' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 06/26/2023 to 12/28/2022 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multi Family' Latitude, Longitude is within 0.25 mi of 3864 Wonder Ct, Fort Worth, TX 76133, 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 6/26/23 at 6:48 am, 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	20249300	5352 Wonder DR	Fort Worth	1967	No	4	2,488	\$118.57	2	\$134,950.00	\$269,900	\$295,000	03/30/2023	109.3%	9
2	20304953	5358 Wonder DR	Fort Worth	1967	No	2	2,358	\$144.61	1	\$335,000.00	\$335,000	\$341,000	05/19/2023	101.8%	3
		<b>Min</b>		1967		2	2,423	\$118.57	1		\$269,900	\$295,000		101.8%	3
		<b>Max</b>		1967		4	2,358	\$144.61	2		\$335,000	\$341,000		109.3%	9
		<b>Avg</b>		1967		3	2,488	\$131.59	2		\$302,450	\$318,000		105.5%	6
		<b>Med</b>		1967		3	2,423	\$131.59	2		\$302,450	\$318,000		105.5%	6

2	<b>Total Listings</b>	Average for all:	1967	3.00	2,423	\$131.59	2	\$302,450	\$318,000	105.5%	6
		Median for all:	1967	3.00	2,423	\$131.59	2	\$302,450	\$318,000	105.5%	6

	Min	Max	Avg	Med
<b>Quick Statistics</b>	List Price \$269,900	\$335,000	\$302,450	\$302,450
	Sale Price \$295,000	\$341,000	\$318,000	\$318,000
	Sale / List 101.8%	109.3%	105.5%	105.5%

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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.

# Rent Comps

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Prepared By John Steffen

June 26, 2023

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 06/26/2023 to 12/28/2022 Property Sub Type is 'Duplex' Latitude, Longitude is within 1.00 mi of 3864 Wonder Ct, Fort Worth, TX 76133, USA State Or Province is one of 'Louisiana', 'Texas' Beds Total is 2

## Market Analysis Summary | Residential Lease

Listings as of 6/26/23 at 6:47 am, 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	20287630	4400 Granbury RD	Fort Worth	2	1	2,158	1955	0/2/4	No	0.378	\$0.81	\$1,750	\$1,750	04/20/2023	100.0%	23
2	20297625	4354 Clay AVE	Fort Worth	2	1	1,079	1955	0/2/2	No	0.378	\$1.62	\$1,750	\$1,750	05/15/2023	100.0%	36
3	20239904	4916 Ledgestone DR	Fort Worth	2	2	1,430	1983	2/0/0	No	0.319	\$1.26	\$1,800	\$1,800	05/20/2023	100.0%	119
		<b>Min</b>		2	1	1,079	1955	0/2/2		0.319	\$0.81	\$1,750	\$1,750		100.0%	23
		<b>Max</b>		2	2	2,158	1983	0/0/0		0.378	\$1.62	\$1,800	\$1,800		100.0%	119
		<b>Avg</b>		2	1	1,556	1964	2/2/4		0.358	\$1.23	\$1,767	\$1,767		100.0%	59
		<b>Med</b>		2	1	1,430	1955	1/1/2		0.378	\$1.26	\$1,750	\$1,750		100.0%	36

<b>3</b>	<b>Total Listings</b>	<b>Average for all:</b>	2	1	1,556	1964	1/1/2	0.358	\$1.23	\$1,767	\$1,767	100.0%	59
		<b>Median for all:</b>	2	1	1,430	1955	0/2/2	0.378	\$1.26	\$1,750	\$1,750	100.0%	36

		Min	Max	Avg	Med
<b>Quick Statistics</b>	List Price	\$1,750	\$1,800	\$1,767	\$1,750
	Sale Price	\$1,750	\$1,800	\$1,767	\$1,750
	Sale / List	100.0%	100.0%	100.0%	100.0%

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