

# Property Details

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5568 Cottey St, Fort Worth



# Property Summary

## Property Data

Purchase Price	\$ 179,000	Light value-add LTR with \$150/mo in cash flow. 3 bed, 1 bath close to freeway and Lake Arlington in SE Fort Worth.
Make Ready	\$ 10,000	
Down Payment	25.00%	
Down Payment Amt	\$ 44,750	
Closing Costs	\$ 3,580	
<b>Cash Outlay</b>	<b>\$ 58,330</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$134,250
Mortgage (yrs)	30
Mortgage Pmt	\$893.17

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 1,600.00	\$ 19,200.00
Vacancy Loss	\$ (80.00)	\$ (960.00)
<b>Gross Income</b>	<b>\$ 1,520.00</b>	<b>\$ 18,240.00</b>
Insurance	\$ 100.00	\$ 1,200.00
Taxes	\$ 153.50	\$ 1,842.00
Management	\$ 128.00	\$ 1,536.00
Maintenance	\$ 50.00	\$ 600.00
Capex Reserves	\$ 50.00	\$ 600.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 481.50</b>	<b>\$ 5,778.00</b>
<b>Net Operating Income</b>	<b>\$ 1,038.50</b>	<b>\$ 12,462.00</b>
Mortgage	\$ 893.17	\$ 10,718.02
<b>Cashflow</b>	<b>\$ 145.33</b>	<b>\$ 1,743.98</b>
Loan Principal Paydown		\$ 1,363.72
Appreciation	5%	\$ 8,950.00
<b>Total Return</b>		<b>\$ 12,057.70</b>

## ROI Metrics

Cap Rate	6.47%
IRR	20.11%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 58,330	\$ 67,280	\$ 85,180
Cash on Cash	2.99%	3.65%	4.56%
Cash + Principal	5.33%	5.55%	5.84%

# Sale Comps

**John Steffen**  
 John.T.Steffen@eXprealty.com  
 Ph: \_\_\_\_\_  
 Prepared By John Steffen June 14, 2023

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 06/14/2023 to 12/16/2022 Latitude, Longitude  
 is within 1.00 mi of 5568 Cottey St, Fort Worth, TX 76119, USA State Or Province is one of 'Louisiana', 'Texas' Year Built is 1948 to 1968

## Market Analysis Summary | Residential

Listings as of 6/14/23 at 2:18 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	20209141	6278 Ava Court DR	Fort Worth	3	1	788	1958	0/0/0	No	0.161	\$240.99	\$189,900	\$189,900	03/06/2023	100.0%	73
2	20252565	5555 Pinson ST	Fort Worth	3	1	864	1959	1/0/1	No	0.193	\$190.97	\$165,000	\$165,000	03/31/2023	100.0%	8
3	20313603	6021 Tallie RD	Fort Worth	3	1	936	1955	0/0/0	No	0.161	\$160.26	\$165,000	\$150,000	06/07/2023	90.9%	72
4	20297250	5605 Ramey AVE	Fort Worth	3	1	990	1956	0/1/1	No	0.168	\$262.63	\$260,000	\$260,000	03/29/2023	100.0%	23
5	20263632	6274 Ava CT	Fort Worth	3	2	1,014	1957	0/0/0	No	0.176	\$207.10	\$210,000	\$210,000	03/31/2023	100.0%	7
		<b>Min</b>		3	1	788	1955	0/0/0		0.161	\$160.26	\$165,000	\$150,000		90.9%	7
		<b>Max</b>		3	2	1,014	1959	0/0/0		0.193	\$262.63	\$260,000	\$260,000		100.0%	73
		<b>Avg</b>		3	1	918	1957	1/1/1		0.172	\$212.39	\$197,980	\$194,980		98.2%	37
		<b>Med</b>		3	1	936	1957	0/0/0		0.168	\$207.10	\$189,900	\$189,900		100.0%	23

5	Total Listings	Average for all:	3	1	918	1957	0/0/0	0.172	\$212.39	\$197,980	\$194,980	98.2%	37
		Median for all:	3	1	936	1957	0/0/0	0.168	\$207.10	\$189,900	\$189,900	100.0%	23

	Min	Max	Avg	Med	
<b>Quick</b>					
<b>Statistics</b>	List Price	\$165,000	\$260,000	\$197,980	\$189,900
	Sale Price	\$150,000	\$260,000	\$194,980	\$189,900
	Sale / List	90.9%	100.0%	98.2%	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.

# Rent Comps

John Steffen

John.T.Steffen@eXprealty.com

Ph:

Prepared By John Steffen

June 14, 2023

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 06/14/2023 to 12/16/2022 Latitude, Longitude is within 1.00 mi of 5568 Cottey St, Fort Worth, TX 76119, USA State Or Province is one of 'Louisiana', 'Texas'

## Market Analysis Summary | Residential Lease

Listings as of 6/14/23 at 2:27 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	20319515	5537 Burton AVE	Fort Worth	3	1	866	1958	1/2/0	No	0.174	\$1.85	\$1,600	\$1,600	05/12/2023	100.0%	8
2	20229215	6017 Tallie RD	Fort Worth	3	1	936	1955	0/1/1	No	0.161	\$1.60	\$1,500	\$1,500	01/22/2023	100.0%	23
3	20288444	5004 Chapman ST	Fort Worth	3	2	980	2007	1/0/0	No	0.207	\$1.53	\$1,500	\$1,500	03/31/2023	100.0%	5
			Min	3	1	866	1955	1/1/0		0.161	\$1.53	\$1,500	\$1,500		100.0%	5
			Max	3	2	980	2007	0/0/0		0.207	\$1.85	\$1,600	\$1,600		100.0%	23
			Avg	3	1	927	1973	1/2/1		0.181	\$1.66	\$1,533	\$1,533		100.0%	12
			Med	3	1	936	1958	1/1/0		0.174	\$1.60	\$1,500	\$1,500		100.0%	8

3	<b>Total Listings</b>	Average for all:	3	1	927	1973	1/1/0		0.181	\$1.66	\$1,533	\$1,533		100.0%	12
		Median for all:	3	1	936	1958	1/1/0		0.174	\$1.60	\$1,500	\$1,500		100.0%	8

Quick Statistics	Min		Max		Avg		Med	
	List Price	\$1,500	\$1,600	\$1,533	\$1,500			
Sale Price	\$1,500	\$1,600	\$1,533	\$1,500				
Sale / List	100.0%	100.0%	100.0%	100.0%				

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