

Property Details

8117 Foxfire Ln, White Settlement



Property Summary

Property Data

Purchase Price	\$ 575,000	Turnkey fourplex in White Settlement ISD next to Lockheed Martin. 3 units currently occupied below market, great househack or value-add potential by increasing rents. Appraised for \$600k.
Make Ready	\$ -	
Down Payment	25.00%	
Down Payment Amt	\$ 143,750	
Closing Costs	\$ 11,500	
Cash Outlay	\$ 155,250	

Financing Data

Interest Rate	7.00%
Finance Amt	\$431,250
Mortgage (yrs)	30
Mortgage Pmt	\$2,869.12

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 5,600.00	\$ 67,200.00
Vacancy Loss	\$ (280.00)	\$ (3,360.00)
Gross Income	\$ 5,320.00	\$ 63,840.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 803.65	\$ 9,643.81
Management	\$ 448.00	\$ 5,376.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ -	\$ -
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,926.65	\$ 23,119.81
Net Operating Income	\$ 3,393.35	\$ 40,720.19
Mortgage	\$ 2,869.12	\$ 34,429.40
Cashflow	\$ 524.23	\$ 6,290.79
Loan Principal Paydown		\$ 4,380.68
Appreciation	5%	\$ 28,750.00
Total Return		\$ 39,421.47

ROI Metrics

Cap Rate	6.94%
IRR	21.67%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 155,250	\$ 184,000	\$ 241,500
Cash on Cash	4.05%	4.67%	5.46%
Cash + Principal	6.87%	6.89%	6.91%

Property Notes: 4,120 sq ft quadplex built in 1985. Fully updated with new siding, interior & exterior paint, water heaters, HVAC, sewer lines, LVP floors, and appliances. Roof 4 years old. One unit vacant, three current leased for \$950-1150/mo with market rents around \$1400/mo. Unit B is 76 yr old section 8 tenant that has been there for 20 years, lease expires 4/2025.

Neighborhood Notes: Well-maintained neighborhood of quadplexes with no HOA. Located next to Lockheed Martin with strong tenant demand.

Sale Comps

John Steffen
 John.T.Steffen@eXp Realty.com
 Ph:

Prepared By John Steffen

June 07, 2023

Property Type is 'Residential Income' Property Type is 'Residential Income' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 06/07/2023 to 12/09/2022 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multi Family' Latitude, Longitude is within 1.50 mi of 8117 Foxfire Ln, White Settlement, TX 76108, 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 6/7/23 at 9:15 am, Page 1 of 1

#	MLS #	Address	City	YB	Pool	# Prk	Sqft	\$/SqFt	Units	\$/Unit	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Closed															
1	20281325	524 Ingram ST	White Sett	2007	No	8	4,088	\$149.71	4	\$143,750.00	\$575,000	\$612,000	05/22/2023	106.4%	6
		Min		2007		8	4,088	\$149.71	4		\$575,000	\$612,000		106.4%	6
		Max		2007		8	4,088	\$149.71	4		\$575,000	\$612,000		106.4%	6
		Avg		2007		8	4,088	\$149.71	4		\$575,000	\$612,000		106.4%	6
		Med		2007		8	4,088	\$149.71	4		\$575,000	\$612,000		106.4%	6

1

Total Listings

Average for all:	2007	8.00	4,088	\$149.71	4	\$575,000	\$612,000	106.4%	6
Median for all:	2007	8.00	4,088	\$149.71	4	\$575,000	\$612,000	106.4%	6

Quick Statistics

	Min	Max	Avg	Med
List Price	\$575,000	\$575,000	\$575,000	\$575,000
Sale Price	\$612,000	\$612,000	\$612,000	\$612,000
Sale / List	106.4%	106.4%	106.4%	106.4%

Copyright: NTREIS 2023 All rights reserved.

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@eXp Realty.com
 Ph:

Prepared By John Steffen

June 07, 2023

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 06/07/2023 to 12/09/2022 State Or Province is one of 'Louisiana', 'Texas' Beds Total is 2 Latitude, Longitude is within 1.50 mi of 8117 Foxfire Ln, White Settlement, TX 76108, USA

Market Analysis Summary | Residential Lease

Listings as of 6/7/23 at 9:13 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
Listings: Closed																
1	20220784	202 East PL	White Settler	2	1	800	1985	0/2/2	No	0.126	\$1.56	\$1,250	\$1,250	01/07/2023	100.0%	28
2	20206670	147 Allencrest DR #B	White Settler	2	1	808	1985	0/0/0	No	0.242	\$1.49	\$1,200	\$1,200	04/14/2023	100.0%	100
3	20270191	203 S Las Vegas TRL	White Settler	2	2	1,152	1984	1/0/0	No	0.126	\$1.19	\$1,400	\$1,375	03/21/2023	98.2%	19
4	20243830	8330 Redonda ST	White Settler	2	1	840	1949	0/0/0	No	0.244	\$1.73	\$1,450	\$1,450	02/13/2023	100.0%	22
5	20232759	9225 S Dodson DR	White Settler	2	1	650	1948	0/2/2	No	0.172	\$2.15	\$1,400	\$1,400	01/21/2023	100.0%	16
6	20218151	9225 S Dodson DR	White Settler	2	1	650	1948	0/2/2	No	0.172	\$2.31	\$1,400	\$1,500	12/29/2022	107.1%	23
				Min	2	1	650	1948	0/1/1		0.126	\$1.19	\$1,200	\$1,200	98.2%	16
				Max	2	2	1,152	1985	0/0/0		0.244	\$2.31	\$1,450	\$1,500	107.1%	100
				Avg	2	1	817	1967	1/2/2		0.180	\$1.74	\$1,350	\$1,363	100.9%	35
				Med	2	1	804	1967	0/1/1		0.172	\$1.64	\$1,400	\$1,388	100.0%	23

6	Total Listings	Average for all:	2	1	817	1967	0/1/1		0.180	\$1.74	\$1,350	\$1,363	100.9%	35
		Median for all:	2	1	804	1967	0/1/1		0.172	\$1.64	\$1,400	\$1,388	100.0%	23

		Min	Max	Avg	Med
Quick Statistics	List Price	\$1,200	\$1,450	\$1,350	\$1,400
	Sale Price	\$1,200	\$1,500	\$1,363	\$1,388
	Sale / List	98.2%	107.1%	100.9%	100.0%

Copyright: NTREIS 2023 All rights reserved.

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.