

Property Details

8005 Rothington Rd, Dallas



Property Summary

Property Data

Purchase Price	\$ 560,000	1% Rule quadplex in East Dallas. Next to industrial district, business parks, and distribution centers 10 minutes from downtown. (2) units vacant, (2) leased for \$1110 & \$1148/mo expiring in November and December.
Make Ready	\$ -	
Down Payment	25.00%	
Down Payment Amt	\$ 140,000	
Closing Costs	\$ 11,200	
Cash Outlay	\$ 151,200	

Financing Data

Interest Rate	7.50%
Finance Amt	\$420,000
Mortgage (yrs)	30
Mortgage Pmt	\$2,936.70

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	\$ 774.50	\$ 9,294.00
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	\$ 1,897.50	\$ 22,770.00
Net Operating Income	\$ 3,422.50	\$ 41,070.00
Mortgage	\$ 2,936.70	\$ 35,240.41
Cashflow	\$ 485.80	\$ 5,829.59
Loan Principal Paydown		\$ 3,871.70
Appreciation	5%	\$ 28,000.00
Total Return		\$ 37,701.29

ROI Metrics

Cap Rate	7.19%
IRR	20.81%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 151,200	\$ 179,200	\$ 235,200
Cash on Cash	3.86%	4.56%	5.48%
Cash + Principal	6.42%	6.58%	6.79%

Property Notes: 1983 quadplex with 2 bed, 1.5 bath units 1,021sf each. Two units vacant. One leased for \$1148/mo expiring Nov 2023, one leased for \$1110/mo expiring Dec 2023.

Neighborhood Notes: Convenient location just off I-30 in east Dallas. Next to industrial district, business parks, and distribution centers. 10 minutes from downtown. No HOA.

Sale Comps

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Prepared By John Steffen

August 07, 2023

Property Type is 'Residential Income' Property Type is 'Residential Income' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 08/07/2023 to 02/08/2023 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multi Family' Latitude, Longitude is within 1.00 mi of 8005 Rothington Rd APT 11, Dallas, TX 75227, 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 8/7/23 at 8:30 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	20227633	8003-K Rothington RD #41-47	Dallas	1983	No	8	4,960	\$112.90	1	\$599,900.00	\$599,900	\$560,000	03/30/2023	93.3%	82
			Min	1983		8	4,960	\$112.90	1		\$599,900	\$560,000		93.3%	82
			Max	1983		8	4,960	\$112.90	1		\$599,900	\$560,000		93.3%	82
			Avg	1983		8	4,960	\$112.90	1		\$599,900	\$560,000		93.3%	82
			Med	1983		8	4,960	\$112.90	1		\$599,900	\$560,000		93.3%	82

1	Total Listings	Average for all:	1983	8.00	4,960	\$112.90	1	\$599,900	\$560,000	93.3%	82
		Median for all:	1983	8.00	4,960	\$112.90	1	\$599,900	\$560,000	93.3%	82
			Min	Max	Avg	Med					
Quick Statistics			List Price	\$599,900	\$599,900	\$599,900	\$599,900				
			Sale Price	\$560,000	\$560,000	\$560,000	\$560,000				
			Sale / List	93.3%	93.3%	93.3%	93.3%				

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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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August 07, 2023

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 08/07/2023 to 08/07/2022 Latitude, Longitude is within 1.00 mi of 8005 Rothington Rd APT 11, Dallas, TX 75227, USA State Or Province is one of 'Louisiana', 'Texas' Beds Total is 2

Market Analysis Summary | Residential Lease

Listings as of 8/7/23 at 8:29 am, Page 1 of 2

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TPC	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Active																
1	20378656	8005 Rothington RD RD #51-57	Dallas	2	2	1,220	1983	0/2/0	No	0.135	\$1.15	\$1,400				26
				Min	2	2	1,220	1983	0/2/0	0.135	\$1.15	\$1,400				26
				Max	2	2	1,220	1983	0/2/0	0.135	\$1.15	\$1,400				26
				Avg	2	2	1,220	1983	0/2/0	0.135	\$1.15	\$1,400				26
				Med	2	2	1,220	1983	0/2/0	0.135	\$1.15	\$1,400				26

Listings: Closed

1	20157144	8005-R Rothington RD #31	Dallas	2	3	4,960	1983	0/0/0	No	0.285	\$0.24	\$1,200	\$1,200	10/14/2022	100.0%	38
2	20153366	4837 Berridge LN	Dallas	2	2	1,374	1972	1/0/1	No	0.234	\$1.02	\$1,395	\$1,395	09/23/2022	100.0%	20
3	20193645	7223 Platas ST	Dallas	2	1	854	1935	1/0/1	No	0.162	\$1.76	\$1,500	\$1,500	12/02/2022	100.0%	8
				Min	2	1	854	1935	1/0/1	0.162	\$0.24	\$1,200	\$1,200		100.0%	8
				Max	2	3	4,960	1983	0/0/0	0.285	\$1.76	\$1,500	\$1,500		100.0%	38
				Avg	2	2	2,396	1963	1/0/1	0.227	\$1.00	\$1,365	\$1,365		100.0%	22
				Med	2	2	1,374	1972	1/0/1	0.234	\$1.02	\$1,395	\$1,395		100.0%	20

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