

Property Details

4300 Segura Court N, Fort Worth



Property Summary

Property Data

Purchase Price	\$ 430,000	Turnkey duplex with \$100/door cash flow. Low crime area with easy access to industry and employers, backed up to train tracks and powerlines.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 107,500	
Closing Costs	\$ 8,600	
Cash Outlay	\$ 116,100	

Financing Data

Interest Rate	7.50%
Finance Amt	\$322,500
Mortgage (yrs)	30
Mortgage Pmt	\$2,254.97

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 3,700.00	\$ 44,400.00
Vacancy Loss	\$ (111.00)	\$ (1,332.00)
Gross Income	\$ 3,589.00	\$ 43,068.00
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 464.17	\$ 5,570.00
Management	\$ 287.12	\$ 3,445.44
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ -	\$ -
Lawn care	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,126.29	\$ 13,515.44
Net Operating Income	\$ 2,462.71	\$ 29,552.56
Mortgage	\$ 2,254.97	\$ 27,059.60
Cashflow	\$ 207.75	\$ 2,492.96
Loan Principal Paydown		\$ 2,972.92
Appreciation	4%	\$ 17,200.00
Total Return		\$ 22,665.87

ROI Metrics

Cap Rate	6.74%
IRR	16.52%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 116,100	\$ 137,600	\$ 180,600
Cash on Cash	2.15%	3.12%	4.38%
Cash + Principal	4.71%	5.14%	5.69%

Property Notes: 2,812 sq ft single story duplex with 3 beds, 2 baths per side. Rents for \$1750-1900/mo each. Updated interiors, private backyards, and a rear entry 2 car garage for each side.

Neighborhood Notes: Older neighborhood 10 minutes from TCU, 15 minutes from downtown and TWU. Backed up to train tracks and power lines.

Sale Comps

John Steffen
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Prepared By John Steffen

September 18, 2023

Property Type is 'Residential Income' Property Type is 'Residential Income' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 09/18/2023 to 09/18/2022 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multi Family' Latitude, Longitude is within 1.00 mi of 4300 Segura Ct N, Fort Worth, TX 76132, 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 9/18/23 at 10:17 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	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
2	20362779	3864 Wonder CT	Fort Worth	1966	No	4	2,462	\$138.91	0	\$0.00	\$350,000	\$342,000	08/11/2023	97.7%	14
3	20389240	4909 Ledgestone DR	Fort Worth	1976	No	4	3,356	\$134.09	2	\$225,000.00	\$450,000	\$450,000	09/06/2023	100.0%	3
4	20299358	5000-5002 Inverness AVE	Fort Worth	1968	No	4	3,058	\$174.95	2	\$250,000.00	\$500,000	\$535,000	05/26/2023	107.0%	3
5	20304781	5300 Ledgestone DR	Fort Worth	1983	No	4	3,301	\$166.62	2	\$289,500.00	\$579,000	\$550,000	06/30/2023	95.0%	41
		Min		1966		2	3,058	\$134.09	0		\$335,000	\$341,000		95.0%	3
		Max		1983		4	2,358	\$174.95	2		\$579,000	\$550,000		107.0%	41
		Avg		1972		4	3,356	\$151.84	1		\$442,800	\$443,600		100.3%	13
		Med		1968		4	2,907	\$144.61	2		\$450,000	\$450,000		100.0%	3

5	Total Listings	Average for all:	1972	3.60	2,907	\$151.84	1		\$442,800	\$443,600	100.3%	13
		Median for all:	1968	4.00	3,058	\$144.61	2		\$450,000	\$450,000	100.0%	3

	Min	Max	Avg	Med
Quick Statistics				
List Price	\$335,000	\$579,000	\$442,800	\$450,000
Sale Price	\$341,000	\$550,000	\$443,600	\$450,000
Sale / List	95.0%	107.0%	100.3%	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

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Ph:

Prepared By John Steffen

September 18, 2023

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 09/18/2023 to 03/22/2023 Latitude, Longitude is within 1.00 mi of 4300 Segura Ct N, Fort Worth, TX 76132, USA State Or Province is one of 'Louisiana', 'Texas' Beds Total is 3

Market Analysis Summary | Residential Lease

Listings as of 9/18/23 at 10:18 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	20262423	5409 Wedgwood DR	Fort Worth	3	1	1,182	1955	0/2/2	No	0.206	\$1.48	\$1,550	\$1,750	04/17/2023	112.9%	56
2	20241344	5428 Waltham AVE	Fort Worth	3	2	1,389	1955	2/0/2	No	0.198	\$1.35	\$1,880	\$1,880	06/15/2023	100.0%	118
3	20284247	4321 S Segura CT S	Fort Worth	3	2	1,406	1972	2/0/2	No	0.245	\$1.13	\$1,595	\$1,595	03/24/2023	100.0%	4
4	20295999	4309 Segura CT S	Fort Worth	3	2	1,406	1972	2/0/2	No	0.264	\$1.24	\$1,745	\$1,745	04/18/2023	100.0%	10
5	20314547	4825 Trail Lake DR	Fort Worth	3	2	1,406	1952	2/2/4	No	0.254	\$1.42	\$1,995	\$1,995	07/05/2023	100.0%	43
6	20331237	4323 Segura CT S	Fort Worth	3	2	1,410	1972	2/0/2	No	0.406	\$1.20	\$1,695	\$1,695	06/14/2023	100.0%	13
7	20321350	4900 South DR	Fort Worth	3	2	1,533	1967	0/2/2	No	0.258	\$1.21	\$1,850	\$1,850	07/24/2023	100.0%	74
8	20326597	4629 Everest DR	Fort Worth	3	2	1,582	1958	2/0/2	No	0.201	\$1.17	\$1,849	\$1,849	06/23/2023	100.0%	43
				Min	3	1	1,182	1952	2/0/2		0.198	\$1.13	\$1,550	\$1,595	100.0%	4
				Max	3	2	1,582	1972	0/0/2		0.406	\$1.48	\$1,995	\$1,995	112.9%	118
				Avg	3	2	1,414	1963	2/2/4		0.254	\$1.28	\$1,770	\$1,795	101.6%	45
				Med	3	2	1,406	1963	2/1/2		0.250	\$1.22	\$1,797	\$1,800	100.0%	43

8	Total Listings	Average for all:	3	2	1,414	1963	2/1/2		0.254	\$1.28	\$1,770	\$1,795	101.6%	45
		Median for all:	3	2	1,406	1963	2/0/2		0.250	\$1.22	\$1,797	\$1,800	100.0%	43

	Min	Max	Avg	Med
Quick Statistics				
List Price	\$1,550	\$1,995	\$1,770	\$1,797
Sale Price	\$1,595	\$1,995	\$1,795	\$1,800
Sale / List	100.0%	112.9%	101.6%	100.0%

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