

Property Details

5336 Wonder Dr, Fort Worth



Property Summary

Property Data

Purchase Price	\$ 500,000	Turnkey cashflow duplex just off I-20. 3 bed, 2 bath units. One vacant, one is M2M.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 125,000	
Closing Costs	\$ 10,000	
Cash Outlay	\$ 135,000	

Financing Data

Interest Rate	8.00%
Finance Amt	\$375,000
Mortgage (yrs)	30
Mortgage Pmt	\$2,751.62

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,800.00	\$ 57,600.00
Vacancy Loss	\$ (240.00)	\$ (2,880.00)
Gross Income	\$ 4,560.00	\$ 54,720.00
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 590.25	\$ 7,083.00
Management	\$ 364.80	\$ 4,377.60
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,305.05	\$ 15,660.60
Net Operating Income	\$ 3,254.95	\$ 39,059.40
Mortgage	\$ 2,751.62	\$ 33,019.41
Cashflow	\$ 503.33	\$ 6,039.99
Loan Principal Paydown		\$ 3,132.61
Appreciation	5%	\$ 25,000.00
Total Return		\$ 34,172.61

ROI Metrics

Cap Rate	7.66%
IRR	21.51%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 135,000	\$ 160,000	\$ 210,000
Cash on Cash	4.47%	5.15%	6.02%
Cash + Principal	6.79%	6.98%	7.21%

Sale Comps

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September 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 09/07/2023 to 03/11/2023 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multi Family' Latitude, Longitude is within 1.00 mi of 5336 Wonder Dr, 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 9/7/23 at 9:54 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	20362781	5333 Wonder DR	Fort Worth	1961	No	4	2,100	\$154.76	0	\$0.00	\$325,000	\$325,000	08/29/2023	100.0%	23
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
3	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
4	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
5	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
6	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
		Min		1961		2	2,475	\$118.57	0		\$269,900	\$295,000		97.7%	3
		Max		1976		4	2,100	\$174.95	2		\$500,000	\$535,000		109.3%	23
		Avg		1968		4	3,356	\$144.32	1		\$371,650	\$381,333		102.6%	9
		Med		1967		4	2,637	\$141.76	2		\$342,500	\$341,500		100.9%	6

6	Total Listings	Average for all:	1968	3.67	2,637	\$144.32	1	\$371,650	\$381,333	102.6%	9
		Median for all:	1967	4.00	2,475	\$141.76	2	\$342,500	\$341,500	100.9%	6

	Min	Max	Avg	Med
Quick Statistics	List Price \$269,900	\$500,000	\$371,650	\$342,500
	Sale Price \$295,000	\$535,000	\$381,333	\$341,500
	Sale / List 97.7%	109.3%	102.6%	100.9%

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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

September 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 09/07/2023 to 03/11/2023 Latitude, Longitude is within 1.00 mi of 5336 Wonder Dr, Fort Worth, TX 76133, USA State Or Province is one of 'Louisiana', 'Texas' Beds Total is 2 to 3

Market Analysis Summary | Residential Lease

Listings as of 9/7/23 at 9:55 am, Page 1 of 2

#	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	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
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	20347249	4240 Westmont CT	Fort Worth	3	2	2,086	1951	0/0/0	No	0.262	\$1.68	\$3,500	\$3,500	08/03/2023	100.0%	27
4	20293620	4320 Whitfield AVE	Fort Worth	3	2	2,064	1962	2/0/2	No	0.265	\$1.31	\$2,695	\$2,695	04/26/2023	100.0%	12
5	20288201	3621 Winifred DR	Fort Worth	3	2	1,967	1964	2/0/2	No	0.239	\$1.07	\$2,100	\$2,100	04/25/2023	100.0%	26
6	20270543	4851 Ledgestone CT	Fort Worth	3	2	1,925	1979	2/0/2	No	0.404	\$1.19	\$2,300	\$2,300	04/17/2023	100.0%	45
7	20295461	5633 Woodway DR	Fort Worth	3	2	1,894	1964	2/0/2	No	0.229	\$1.18	\$2,240	\$2,240	06/21/2023	100.0%	59
8	20366763	3413 Martin Lydon AVE	Fort Worth	3	2	1,736	1956	2/0/2	No	0.210	\$1.27	\$2,200	\$2,200	08/18/2023	100.0%	39
9	20268885	4837 S Ridge TER	Fort Worth	3	2	1,720	1954	0/2/2	No	0.207	\$1.21	\$2,085	\$2,075	03/14/2023	99.5%	13
10	20344313	5700 Wessex AVE	Fort Worth	3	2	1,678	1958	2/0/0	No	0.239	\$1.36	\$2,280	\$2,280	06/15/2023	100.0%	13
		Min		2	1	1,079	1951	2/0/2		0.207	\$1.07	\$1,750	\$1,750		99.5%	12
		Max		3	2	2,086	1983	0/0/0		0.404	\$1.68	\$3,500	\$3,500		100.0%	119
		Avg		3	2	1,758	1963	2/2/2		0.275	\$1.31	\$2,295	\$2,294		100.0%	39
		Med		3	2	1,815	1960	1/0/1		0.251	\$1.26	\$2,220	\$2,220		100.0%	32
10	Total Listings	Average for all:		3	2	1,758	1963	1/0/1		0.275	\$1.31	\$2,295	\$2,294		100.0%	39
		Median for all:		3	2	1,815	1960	2/0/2		0.251	\$1.26	\$2,220	\$2,220		100.0%	32

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