

Property Details

104 Trellis Pl, Richardson



Property Summary

Property Data

Purchase Price	\$ 585,000	Occupied duplex in the heart of Richardson. Currently leased below market at \$2100/mo and \$2300/mo. Market rate is \$2500 per door. Large 3 bed, 2 bath units. One side is updated with new appliances, quartz counters, floors and fixtures.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 146,250	
Closing Costs	\$ 11,700	
Cash Outlay	\$ 157,950	

Financing Data

Interest Rate	8.00%
Finance Amt	\$438,750
Mortgage (yrs)	30
Mortgage Pmt	\$3,219.39

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 5,000.00	\$ 60,000.00
Vacancy Loss	\$ (150.00)	\$ (1,800.00)
Gross Income	\$ 4,850.00	\$ 58,200.00
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 667.25	\$ 8,007.00
Management	\$ 388.00	\$ 4,656.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,430.25	\$ 17,163.00
Net Operating Income	\$ 3,419.75	\$ 41,037.00
Mortgage	\$ 3,219.39	\$ 38,632.70
Cashflow	\$ 200.36	\$ 2,404.30
Loan Principal Paydown		\$ 3,665.16
Appreciation	5%	\$ 29,250.00
Total Return		\$ 35,319.45

ROI Metrics

Cap Rate	6.88%
IRR	18.64%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 157,950	\$ 187,200	\$ 245,700
Cash on Cash	1.52%	2.66%	4.12%
Cash + Principal	3.84%	4.49%	5.32%

Property Notes: 3,504 sq ft single story duplex built in 1974. 1,752 sq ft 3 bed 2 bath units leased for \$2100/mo expiring 6/30/24 and \$2300/mo expiring 5/23/24.

Neighborhood Notes: Well-maintained neighborhood with no HOA close to everything in Richardson. 15 minutes from major medical centers, 20 from downtown.

Sale Comps

John Steffen
 John.T.Steffen@eXprealty.com
 Ph: _____
 Prepared By John Steffen November 28, 2023

Property Type is 'Residential Income' Property Type is 'Residential Income' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 11/28/2023 to 06/01/2023 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multiple Single Units' Latitude, Longitude is within 2.00 mi of 104 Trellis Pl, Richardson, TX 75081, 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 11/28/23 at 9:47 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	20324171	326 Candlewood PL	Richardson	1973	No	4	3,345	\$155.51	2	\$250,000.00	\$500,000	\$520,168	06/05/2023	104.0%	4
		Min		1973		4	3,345	\$155.51	2		\$500,000	\$520,168		104.0%	4
		Max		1973		4	3,345	\$155.51	2		\$500,000	\$520,168		104.0%	4
		Avg		1973		4	3,345	\$155.51	2		\$500,000	\$520,168		104.0%	4
		Med		1973		4	3,345	\$155.51	2		\$500,000	\$520,168		104.0%	4

1	Total Listings	Average for all:	1973	4.00	3,345	\$155.51	2		\$500,000	\$520,168	104.0%	4
		Median for all:	1973	4.00	3,345	\$155.51	2		\$500,000	\$520,168	104.0%	4

	Min	Max	Avg	Med
Quick Statistics	List Price \$500,000	\$500,000	\$500,000	\$500,000
	Sale Price \$520,168	\$520,168	\$520,168	\$520,168
	Sale / List 104.0%	104.0%	104.0%	104.0%

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.

Rent Comps

John Steffen
 John.T.Steffen@eXprealty.com
 Ph:

Prepared By John Steffen

November 28, 2023

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 11/28/2023 to 04/02/2023 Latitude, Longitude is within 1.00 mi of 104 Trellis Pl, Richardson, TX 75081, USA State Or Province is one of 'Louisiana', 'Texas' Beds Total is 3

Market Analysis Summary | Residential Lease

Listings as of 11/28/23 at 9:49 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	20410170	2938 Esquire LN	Garland	3	2	1,666	1979	2/0/2	No	0.172	\$1.26	\$2,100	\$2,100	08/17/2023	100.0%	0
2	20453951	3529 Post Oak RD	Garland	3	2	1,777	1976	2/0/2	No	0.162	\$1.35	\$2,295	\$2,395	11/07/2023	104.4%	22
3	20331999	1904 Richland DR	Richardson	3	2	1,804	1973	2/0/2	No	0.201	\$1.39	\$2,500	\$2,500	06/17/2023	100.0%	27
4	20347911	2122 Baltimore DR	Richardson	3	2	1,858	1980	2/0/2	No	0.206	\$1.37	\$2,600	\$2,550	07/15/2023	98.1%	7
5	20384214	2937 Apollo RD	Garland	3	2	1,877	1979	2/0/2	Yes	0.172	\$1.44	\$2,600	\$2,700	08/01/2023	103.8%	3
6	20297432	3102 Big Oaks DR	Garland	3	2	1,881	1983	2/0/2	No	0.129	\$1.20	\$2,250	\$2,250	05/15/2023	100.0%	8
7	20374081	2110 Scarlet Oak DR	Richardson	3	2	1,902	1974	2/0/2	No	0.232	\$1.42	\$2,600	\$2,700	07/27/2023	103.8%	21
8	20349210	2601 Ridge Oak PL	Garland	3	2	1,918	1983	2/0/2	No	0.297	\$1.30	\$2,500	\$2,500	08/11/2023	100.0%	18
				Min	3	2	1,666	1973	2/0/2		0.129	\$1.20	\$2,100	\$2,100	98.1%	0
				Max	3	2	1,918	1983	2/0/2		0.297	\$1.44	\$2,600	\$2,700	104.4%	27
				Avg	3	2	1,835	1978	2/0/2		0.196	\$1.34	\$2,431	\$2,462	101.3%	13
				Med	3	2	1,868	1979	2/0/2		0.187	\$1.36	\$2,500	\$2,500	100.0%	13

8	Total Listings	Average for all:	3	2	1,835	1978	2/0/2		0.196	\$1.34	\$2,431	\$2,462	101.3%	13
		Median for all:	3	2	1,868	1979	2/0/2		0.187	\$1.36	\$2,500	\$2,500	100.0%	13

	Min	Max	Avg	Med
Quick Statistics				
List Price	\$2,100	\$2,600	\$2,431	\$2,500
Sale Price	\$2,100	\$2,700	\$2,462	\$2,500
Sale / List	98.1%	104.4%	101.3%	100.0%

Copyright: NTRIS 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.