

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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Prepared By John Steffen

November 17, 2023

Property Type is 'Residential Income' Property Type is 'Residential Income' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 11/17/2023 to 05/21/2023 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multiple Single Units' 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 11/17/23 at 9:13 am, Page 1 of 1

#	MLS #	Address	City	YB	Pool	# Prk	Sqft	\$/SqFt	Units	\$/Unit	List Price	Sold Price	Sold Date	Sale/List	CDOM
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Listings: Closed

1	20411137	4307 Segura CT S	Fort Worth	1972	No	4	2,812	\$152.92	2	\$219,950.00	\$439,900	\$430,000	10/02/2023	97.7%	12
2	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
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
		Min		1968		4	3,058	\$134.09	2		\$439,900	\$430,000		97.7%	3
		Max		1976		4	2,812	\$174.95	2		\$500,000	\$535,000		107.0%	12
		Avg		1972		4	3,356	\$153.99	2		\$463,300	\$471,667		101.6%	6
		Med		1972		4	3,075	\$152.92	2		\$450,000	\$450,000		100.0%	3

3	Total Listings	Average for all:	1972	4.00	3,075	\$153.99	2		\$463,300	\$471,667	101.6%	6
		Median for all:	1972	4.00	3,058	\$152.92	2		\$450,000	\$450,000	100.0%	3

	Min	Max	Avg	Med
Quick Statistics	List Price \$439,900	\$500,000	\$463,300	\$450,000
	Sale Price \$430,000	\$535,000	\$471,667	\$450,000
	Sale / List 97.7%	107.0%	101.6%	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

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Prepared By John Steffen

November 17, 2023

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 11/17/2023 to 05/21/2023 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 11/17/23 at 9:59 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	20418666	3512 Wedgway DR	Fort Worth	3	2	1,642	1958	2/0/2	No	0.252	\$1.25	\$2,050	\$2,050	09/12/2023	100.0%	14
2	20419187	5225 Wosley DR	Fort Worth	3	2	1,661	1967	2/0/2	No	0.241	\$1.20	\$2,000	\$2,000	09/01/2023	100.0%	2
3	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
4	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
5	20428156	3304 Martin Lydon AVE	Fort Worth	3	2	1,746	1954	2/0/2	No	0.200	\$1.20	\$2,100	\$2,100	09/25/2023	100.0%	15
6	20379725	5817 Whitman AVE	Fort Worth	3	2	1,794	1957	1/0/1	No	0.269	\$1.00	\$1,799	\$1,799	09/14/2023	100.0%	64
7	20453436	5675 Worrell DR	Fort Worth	3	2	1,826	1960	2/0/2	No	0.230	\$1.01	\$1,850	\$1,850	10/30/2023	100.0%	18
8	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
9	20371862	3924 W Spurgeon ST	Fort Worth	3	2	1,934	1953	0/0/0	No	0.193	\$1.03	\$1,995	\$1,995	08/17/2023	100.0%	45
				Min	3	2	1,642	1953	2/0/2	0.193	\$1.00	\$1,799	\$1,799		100.0%	2
				Max	3	2	1,934	1967	0/0/0	0.269	\$1.36	\$2,280	\$2,280		100.0%	64
				Avg	3	2	1,768	1959	2/0/2	0.229	\$1.17	\$2,057	\$2,057		100.0%	30
				Med	3	2	1,746	1958	2/0/1	0.230	\$1.20	\$2,050	\$2,050		100.0%	18

9	Total Listings	Average for all:	3	2	1,768	1959	2/0/1	0.229	\$1.17	\$2,057	\$2,057	100.0%	30
		Median for all:	3	2	1,746	1958	2/0/2	0.230	\$1.20	\$2,050	\$2,050	100.0%	18

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