

Property Details

9575 Gonzales Dr, Dallas



Property Summary

Property Data

Purchase Price	\$ 285,000	Value-add duplex hitting the 1% rule in east Dallas. Currently leased for \$2750/mo, market rents on updated units \$3200/mo. Roof and HVAC both less than 6 years old.
Make Ready	\$ 25,000	
Down Payment	25.0%	
Down Payment Amt	\$ 71,250	
Closing Costs	\$ 5,700	
Cash Outlay	\$ 101,950	

Financing Data

Interest Rate	8.00%
Finance Amt	\$213,750
Mortgage (yrs)	30
Mortgage Pmt	\$1,568.42

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 3,200.00	\$ 38,400.00
Vacancy Loss	\$ (160.00)	\$ (1,920.00)
Gross Income	\$ 3,040.00	\$ 36,480.00
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 585.75	\$ 7,029.00
Management	\$ 243.20	\$ 2,918.40
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,203.95	\$ 14,447.40
Net Operating Income	\$ 1,836.05	\$ 22,032.60
Mortgage	\$ 1,568.42	\$ 18,821.06
Cashflow	\$ 267.63	\$ 3,211.54
Loan Principal Paydown		\$ 1,785.59
Appreciation	5%	\$ 14,250.00
Total Return		\$ 19,247.13

ROI Metrics

Cap Rate	6.98%
IRR	16.51%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 101,950	\$ 116,200	\$ 144,700
Cash on Cash	3.15%	3.84%	4.82%
Cash + Principal	4.90%	5.28%	5.81%

Sale Comps

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Prepared By John Steffen

December 08, 2023

Property Type is 'Residential Income' Property Type is 'Residential Income' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 12/08/2023 to 12/08/2022 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multiple Single Units' Latitude, Longitude is within 1.00 mi of 9575 Gonzales Dr, 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 12/8/23 at 8:22 am, Page 1 of 1

#	MLS #	Address	City	YB	Pool	# Prk	Sqft	\$/SqFt	Units	\$/Unit	List Price	Sold Price	Sold Date	Sale/List	CDOM
1	20255000	3615 Wilbarger #3615 & 3619	Dallas	1982	No	2	2,384	\$126.89	2	\$162,499.50	\$324,999	\$302,500	04/11/2023	93.1%	100

Listings: Closed

	Min	Max	Avg	Med
YB	1982	1982	1982	1982
# Prk	2	2	2	2
Sqft	2,384	2,384	2,384	2,384
\$/SqFt	\$126.89	\$126.89	\$126.89	\$126.89
Units	2	2	2	2
\$/Unit	\$162,499.50	\$162,499.50	\$162,499.50	\$162,499.50
List Price	\$324,999	\$324,999	\$324,999	\$324,999
Sold Price	\$302,500	\$302,500	\$302,500	\$302,500
Sale/List	93.1%	93.1%	93.1%	93.1%
CDOM	100	100	100	100

1	Total Listings	Average for all:	1982	2.00	2,384	\$126.89	2	\$324,999	\$302,500	93.1%	100
		Median for all:	1982	2.00	2,384	\$126.89	2	\$324,999	\$302,500	93.1%	100

Quick Statistics	Min	Max	Avg	Med
	List Price	\$324,999	\$324,999	\$324,999
Sale Price	\$302,500	\$302,500	\$302,500	\$302,500
Sale / List	93.1%	93.1%	93.1%	93.1%

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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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December 08, 2023

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 12/08/2023 to 12/08/2022 Latitude, Longitude is within 1.00 mi of 9575 Gonzales Dr, Dallas, TX 75227, USA State Or Province is one of 'Louisiana', 'Texas' Beds Total is 2

Market Analysis Summary | Residential Lease

Listings as of 12/8/23 at 8:23 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	20279972	2914 Kirven ST	Dallas	2	1	992	1950	2/0/2	No	0.239	\$1.51	\$1,495	\$1,495	03/26/2023	100.0%	3
2	20247382	9524 Military PKWY #14005	Dallas	2	2	1,000	1984	0/0/0	No	2.009	\$1.60	\$1,595	\$1,595	03/05/2023	100.0%	16
3	20444102	9551 Kerrville ST	Dallas	2	2	1,054	1983	1/0/1	No	0.197	\$1.51	\$1,595	\$1,595	12/02/2023	100.0%	62
4	20244951	9524 Military PKWY #4002	Dallas	2	3	1,190	1984	0/2/2	No	2.009	\$1.34	\$1,595	\$1,595	03/04/2023	100.0%	29
				Min	2	1	992	1950	1/0/2		0.197	\$1.34	\$1,495	\$1,495	100.0%	3
				Max	2	3	1,190	1984	0/0/0		2.009	\$1.60	\$1,595	\$1,595	100.0%	62
				Avg	2	2	1,059	1975	2/2/2		1.114	\$1.49	\$1,570	\$1,570	100.0%	28
				Med	2	2	1,027	1984	1/1/1		1.124	\$1.51	\$1,595	\$1,595	100.0%	23

4	Total Listings	Average for all:	2	2	1,059	1975	1/1/1		1.114	\$1.49	\$1,570	\$1,570	100.0%	28
		Median for all:	2	2	1,027	1984	1/0/2		1.124	\$1.51	\$1,595	\$1,595	100.0%	23

	Min	Max	Avg	Med
Quick Statistics				
List Price	\$1,495	\$1,595	\$1,570	\$1,595
Sale Price	\$1,495	\$1,595	\$1,570	\$1,595
Sale / List	100.0%	100.0%	100.0%	100.0%

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