

Property Details

2107 Knoll Crest Dr, Arlington



Property Summary

Property Data

Purchase Price	\$ 620,000	Cashflow quadplex in Arlington. Two occupied units rented for \$1600 and \$1400, two vacant units ready for tenants at \$1500 each. Strong tenant demand and future growth with nearby Medical City, AT&T Stadium, Six Flags, University of Texas.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 155,000	
Closing Costs	\$ 12,400	
Cash Outlay	\$ 167,400	

Financing Data

Interest Rate	7.00%
Finance Amt	\$465,000
Mortgage (yrs)	30
Mortgage Pmt	\$3,093.66

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 6,000.00	\$ 72,000.00
Vacancy Loss	\$ (240.00)	\$ (2,880.00)
Gross Income	\$ 5,760.00	\$ 69,120.00

ROI Metrics

Cap Rate	6.68%
IRR	19.95%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 167,400	\$ 198,400	\$ 260,400
Cash on Cash	3.05%	3.82%	4.81%
Cash + Principal	5.87%	6.04%	6.26%

Insurance	\$ 400.00	\$ 4,800.00
Taxes	\$ 1,078.00	\$ 12,936.00
Management	\$ 288.00	\$ 3,456.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ -	\$ -
Lawn care	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,241.00	\$ 26,892.00
Net Operating Income	\$ 3,519.00	\$ 42,228.00
Mortgage	\$ 3,093.66	\$ 37,123.88
Cashflow	\$ 425.34	\$ 5,104.12
Loan Principal Paydown		\$ 4,723.52
Appreciation	5%	\$ 31,000.00
Total Return		\$ 40,827.64

Rent Comps

John Steffen














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Ph:

Prepared By John Steffen

January 22, 2024

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 01/22/2024 to 01/22/2023 Latitude, Longitude is within 1.00 mi of 2107 Knoll Crest Dr, Arlington, TX 76014, USA State Or Province is one of 'Louisiana', 'Texas'

Market Analysis Summary Residential Lease										Listings as of 1/22/24 at 11:30 am, Page 1 of 1						
#	MLS #	Address	City	 Bd	 Ba	 Sqft	 YB	 GAR/CP/TPC	 Pool	 Acres	 \$/SqFt	 List Price	 Sold Price	 Sold Date	 Sale/List	 CDOM
Listings: Closed																
1	20492665	2808 Sherry ST	Arlington	2	2	928	1987	0/2/2	No	0.072	\$1.62	\$1,500	\$1,500	01/11/2024	100.0%	31
2	20310079	1420 Roanoke ST	Arlington	3	2	1,118	1973	2/0/2	No	0.181	\$1.43	\$1,600	\$1,600	04/21/2023	100.0%	0
3	20300474	2201 E Arbrook ST #215	Arlington	2	2	1,153	2021	1/0/0	No	1.386	\$1.58	\$1,825	\$1,825	05/01/2023	100.0%	44
4	20239585	1518 Maybrook CT	Arlington	2	3	1,248	1986	1/0/1	No	0.083	\$1.40	\$1,750	\$1,750	03/13/2023	100.0%	56
5	20236290	1501 Beach LN	Arlington	2	3	1,248	1985	1/0/0	No	0.113	\$1.44	\$1,800	\$1,800	03/03/2023	100.0%	50
6	20255980	3518 Tads LN	Arlington	2	3	1,282	1985	1/0/1	No	0.050	\$1.24	\$1,595	\$1,595	03/01/2023	100.0%	4
7	20485253	2202 Busch DR	Arlington	3	1	1,332	1981	0/0/0	No	0.156	\$1.24	\$1,699	\$1,650	01/11/2024	97.1%	43
				Min	2	1	928	1973	1/0/1	0.050	\$1.24	\$1,500	\$1,500		97.1%	0
				Max	3	3	1,332	2021	0/0/0	1.386	\$1.62	\$1,825	\$1,825		100.0%	56
				Avg	2	2	1,187	1988	2/2/2	0.292	\$1.42	\$1,681	\$1,674		99.6%	33
				Med	2	2	1,248	1985	1/0/1	0.113	\$1.43	\$1,699	\$1,650		100.0%	43
7	Total Listings	Average for all:	2	2	1,187	1988	1/0/1	0.292	\$1.42	\$1,681	\$1,674		99.6%	33		
		Median for all:	2	2	1,248	1985	1/0/1	0.113	\$1.43	\$1,699	\$1,650		100.0%	43		
				Min				Max				Avg				Med
				List Price	\$1,500			\$1,825	\$1,681			\$1,699				
				Sale Price	\$1,500			\$1,825	\$1,674			\$1,650				
				Sale / List	97.1%			100.0%	99.6%			100.0%				
				Quick Statistics												

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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.