

# Property Details

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**8028 Cambridge Circle, White Settlement**



# Property Summary

## Property Data

Purchase Price	\$ 515,000	Off-market 1% Rule quadplex next to Lockheed Martin. (2) 2bd units, (2) 1bd units. 3 of 4 tenants are on Section 8 Housing. Rents are \$1335, 1100, 1100, and 695 (lease ends 1/31/24).
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 128,750	
Closing Costs	\$ 10,300	
<b>Cash Outlay</b>	<b>\$ 139,050</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$386,250
Mortgage (yrs)	30
Mortgage Pmt	\$2,569.73

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 5,200.00	\$ 62,400.00
Vacancy Loss	\$ (260.00)	\$ (3,120.00)
<b>Gross Income</b>	<b>\$ 4,940.00</b>	<b>\$ 59,280.00</b>
Insurance	\$ 250.00	\$ 3,000.00
Taxes	\$ 824.42	\$ 9,892.98
Management	\$ 395.20	\$ 4,742.40
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ -	\$ -
Lawn care	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 1,869.62</b>	<b>\$ 22,435.38</b>
<b>Net Operating Income</b>	<b>\$ 3,070.39</b>	<b>\$ 36,844.62</b>
Mortgage	\$ 2,569.73	\$ 30,836.77
<b>Cashflow</b>	<b>\$ 500.65</b>	<b>\$ 6,007.85</b>
Loan Principal Paydown		\$ 3,923.57
Appreciation	5%	\$ 25,750.00
<b>Total Return</b>		<b>\$ 35,681.41</b>

## ROI Metrics

Cap Rate	7.01%
IRR	21.19%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 139,050	\$ 164,800	\$ 216,300
Cash on Cash	4.32%	4.89%	5.63%
Cash + Principal	7.14%	7.12%	7.08%

# Sale Comps

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 Ph:

Prepared By John Steffen

January 11, 2024

Property Type is 'Residential Income' Property Type is 'Residential Income' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 01/11/2024 to 07/15/2023 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multiple Single Units' Latitude, Longitude is within 2.00 mi of 8028 Cambridge Cir, White Settlement, TX 76108, USA State Or Province is 'Texas' County is one of 'Collin', 'Dallas', 'Denton', 'Grayson', 'Hood', 'Johnson', 'Kaufman', 'Parker', 'Rockwall', 'Tarrant' Year Built is 1981 to 1991

## Market Analysis Summary | Residential Income

Listings as of 1/11/24 at 11:37 am, Page 1 of 1

#	MLS #	Address	City	YB	Pool	# Prk	Sqft	\$/SqFt	Units	\$/Unit	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Closed</b>															
1	20343298	121 Myers DR	White Sett	1985	No	4	3,216	\$141.48	2	\$237,500.00	\$475,000	\$455,000	09/26/2023	95.8%	75
2	20483360	7608 Chapin RD	Fort Worth	1984	No	4	4,380	\$135.84	4	\$148,750.00	\$595,000	\$595,000	12/13/2023	100.0%	2
			Min	1984		4	3,798	\$135.84	2		\$475,000	\$455,000		95.8%	2
			Max	1985		4	3,216	\$141.48	4		\$595,000	\$595,000		100.0%	75
			Avg	1985		4	4,380	\$138.66	3		\$535,000	\$525,000		97.9%	39
			Med	1985		4	3,798	\$138.66	3		\$535,000	\$525,000		97.9%	39

2	<b>Total Listings</b>	Average for all:	1985	4.00	3,798	\$138.66	3		\$535,000	\$525,000	97.9%	39
		Median for all:	1985	4.00	3,798	\$138.66	3		\$535,000	\$525,000	97.9%	39

	Min	Max	Avg	Med
<b>Quick Statistics</b>	List Price \$475,000	\$595,000	\$535,000	\$535,000
	Sale Price \$455,000	\$595,000	\$525,000	\$525,000
	Sale / List 95.8%	100.0%	97.9%	97.9%

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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

January 11, 2024

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 01/11/2024 to 01/11/2023 Latitude, Longitude is within 1.00 mi of 8028 Cambridge Cir, White Settlement, TX 76108, USA State Or Province is one of 'Louisiana', 'Texas' Beds Total is 1 to 2

## Market Analysis Summary | Residential Lease

Listings as of 1/11/24 at 11:19 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
<b>Listings: Closed</b>																
1	20363699	8039 Cambridge CIR	White Settler	1	1	675	1986	0/1/0	No	0.236	\$1.19	\$800	\$800	07/18/2023	100.0%	25
2	20228222	8033 Cambridge CIR #35	White Settler	2	2	995	1986	0/0/0	No	0.236	\$0.98	\$980	\$980	03/29/2023	100.0%	57
3	20310162	8002 Cambridge CIR #A	White Settler	2	2	821	1985	0/0/0	No	0.186	\$1.22	\$1,000	\$1,000	07/22/2023	100.0%	91
4	20359512	8000 Cambridge CIR #A	White Settler	2	2	871	1985	0/0/0	No	0.186	\$1.15	\$1,000	\$1,000	06/30/2023	100.0%	8
5	20481099	8024 Cambridge CIR #A	White Settler	2	2	1,000	1986	0/0/0	No	0.186	\$1.20	\$1,195	\$1,195	12/14/2023	100.0%	23
6	20428054	7700 Abbott DR	White Settler	2	1	1,400	1970	0/0/0	No	0.220	\$0.93	\$1,300	\$1,300	11/14/2023	100.0%	66
7	20243830	8330 Redonda ST	White Settler	2	1	840	1949	0/0/0	No	0.244	\$1.73	\$1,450	\$1,450	02/13/2023	100.0%	22
			<b>Min</b>	1	1	675	1949	0/0/0		0.186	\$0.93	\$800	\$800		100.0%	8
			<b>Max</b>	2	2	1,400	1986	0/0/0		0.244	\$1.73	\$1,450	\$1,450		100.0%	91
			<b>Avg</b>	2	2	943	1978	0/1/0		0.213	\$1.20	\$1,104	\$1,104		100.0%	42
			<b>Med</b>	2	2	871	1985	0/0/0		0.220	\$1.19	\$1,000	\$1,000		100.0%	25

7	<b>Total Listings</b>	<b>Average for all:</b>	2	2	943	1978	0/0/0	0.213	\$1.20	\$1,104	\$1,104	100.0%	42
		<b>Median for all:</b>	2	2	871	1985	0/0/0	0.220	\$1.19	\$1,000	\$1,000	100.0%	25

		Min	Max	Avg	Med
<b>Quick Statistics</b>	List Price	\$800	\$1,450	\$1,104	\$1,000
	Sale Price	\$800	\$1,450	\$1,104	\$1,000
	Sale / List	100.0%	100.0%	100.0%	100.0%

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