

Property Details

1406 Denton Dr, Carrollton



Property Summary

Property Data

Purchase Price	\$ 389,000	Turnkey SFH + ADU in the heart of DFW metro. ADU was built in 2023, main house was renovated in 2021. Upgraded finishes, tankless water heaters, great STR potential close to airport, Carrollton Square, med centers.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 97,250	
Closing Costs	\$ 7,780	
Cash Outlay	\$ 125,030	

Financing Data

Interest Rate	7.00%
Finance Amt	\$291,750
Mortgage (yrs)	25
Mortgage Pmt	\$2,062.03

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 320.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
Gross Income	\$ 6,440.00	\$ 77,280.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 267.84	\$ 3,214.12
Management	\$ 544.00	\$ 6,528.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ 500.00	\$ 6,000.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,886.84	\$ 34,642.12
Net Operating Income	\$ 3,553.16	\$ 42,637.88
Mortgage	\$ 2,062.03	\$ 24,744.34
Cashflow	\$ 1,491.13	\$ 17,893.54
Loan Principal Paydown		\$ 4,463.23
Appreciation	5%	\$ 19,450.00
Total Return		\$ 41,806.77

ROI Metrics

Cap Rate	10.23%
IRR	31.10%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 125,030	\$ 144,480	\$ 183,380
Cash on Cash	14.31%	14.46%	13.09%
Cash + Principal	17.88%	16.11%	14.38%

Sale Comps

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Property Type is 'Residential' Property Type is 'Residential' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 03/05/2024 to 09/07/2023 Latitude, Longitude is within 1.00 mi of 1406 N Denton Dr, Carrollton, TX 75006, USA State Or Province is one of 'Louisiana', 'Texas'

Market Analysis Summary | Residential

Listings as of 3/5/24 at 9:27 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	20442873	1515 Cecil CT	Carrollton	4	2	1,638	1971	2/0/2	No	0.212	\$213.68	\$365,000	\$350,000	01/24/2024	95.9%	98
2	20485479	1011 Mountview DR	Carrollton	3	2	1,510	1971	2/0/2	Yes	0.204	\$251.66	\$380,000	\$380,000	12/22/2023	100.0%	1
3	20430106	1804 Hood ST	Carrollton	3	2	1,441	1961	2/0/2	No	0.209	\$183.90	\$250,000	\$265,000	10/12/2023	106.0%	4
4	20363149	1000 Ryan AVE	Carrollton	3	2	1,428	1953	2/0/2	No	0.190	\$242.30	\$346,000	\$346,000	09/13/2023	100.0%	31
5	20476059	1804 Ridge RD	Carrollton	3	2	1,381	1971	2/0/2	No	0.234	\$246.78	\$325,000	\$340,800	12/19/2023	104.9%	5
6	20491570	1120 Noble AVE	Carrollton	3	2	1,312	1960	2/0/2	No	0.176	\$243.14	\$350,000	\$319,000	01/19/2024	91.1%	21
				Min	3	2	1,312	1953	2/0/2	0.176	\$183.90	\$250,000	\$265,000		91.1%	1
				Max	4	2	1,638	1971	2/0/2	0.234	\$251.66	\$380,000	\$380,000		106.0%	98
				Avg	3	2	1,452	1965	2/0/2	0.204	\$230.24	\$336,000	\$333,467		99.6%	27
				Med	3	2	1,435	1966	2/0/2	0.207	\$242.72	\$348,000	\$343,400		100.0%	13

6	Total Listings	Average for all:	3	2	1,452	1965	2/0/2	0.204	\$230.24	\$336,000	\$333,467	99.6%	27
		Median for all:	3	2	1,435	1966	2/0/2	0.207	\$242.72	\$348,000	\$343,400	100.0%	13

	Min	Max	Avg	Med
Quick Statistics	List Price \$250,000	\$380,000	\$336,000	\$348,000
	Sale Price \$265,000	\$380,000	\$333,467	\$343,400
	Sale / List 91.1%	106.0%	99.6%	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.

STR Comps

STR 1	\$300/night	Listing
STR 2	\$171/night	Listing
STR 3	\$89/night	Listing
STR 4	\$83/night	Listing

AirDNA Projections

1406 DENTON DR, CARROLLTON, TX 75006

Market: [Carrollton](#) Market Score: 39 Type: Suburban

\$37.8K Projected Revenue ⓘ	58% Occupancy ⓘ	\$177 Average Daily Rate ⓘ
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1406 DENTON DR, CARROLLTON, TX 75006

Market: [Carrollton](#) Market Score: 39 Type: Suburban

\$26.5K Projected Revenue ⓘ	59% Occupancy ⓘ	\$124 Average Daily Rate ⓘ
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