

# Property Details

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**3821 Mercury St, Haltom City**



# Property Summary

## Property Data

|                    |                  |  |
|--------------------|------------------|--|
| Purchase Price     | \$ 295,000       | Cashflowing occupied SFH + ADU. Main house completely renovated and leased for \$1640/mo. ADU has new tankless water heater and is leased for \$1055/mo. |
| Make Ready         | \$ -             |  |
| Down Payment       | 25.0%            |  |
| Down Payment Amt   | \$ 73,750        |  |
| Closing Costs      | \$ 5,900         |  |
| <b>Cash Outlay</b> | <b>\$ 79,650</b> |  |

## Financing Data

|                |            |
|----------------|------------|
| Interest Rate  | 7.00%      |
| Finance Amt    | \$221,250  |
| Mortgage (yrs) | 30         |
| Mortgage Pmt   | \$1,471.98 |

## First Year Operating Statement

|                             | Monthly            | Yearly              |
|-----------------------------|--------------------|---------------------|
| Rental Income               | \$ 2,775.00        | \$ 33,300.00        |
| Vacancy Loss                | \$ (138.75)        | \$ (1,665.00)       |
| <b>Gross Income</b>         | <b>\$ 2,636.25</b> | <b>\$ 31,635.00</b> |
| Insurance                   | \$ 175.00          | \$ 2,100.00         |
| Taxes                       | \$ 309.33          | \$ 3,712.00         |
| Management                  | \$ 210.90          | \$ 2,530.80         |
| Maintenance                 | \$ 75.00           | \$ 900.00           |
| Capex Reserves              | \$ 75.00           | \$ 900.00           |
| Utilities                   | \$ -               | \$ -                |
| Lawncare                    | \$ -               | \$ -                |
| HOA                         | \$ -               | \$ -                |
| Other Expenses              | \$ -               | \$ -                |
| <b>Total Expenses</b>       | <b>\$ 845.23</b>   | <b>\$ 10,142.80</b> |
| <b>Net Operating Income</b> | <b>\$ 1,791.02</b> | <b>\$ 21,492.20</b> |
| Mortgage                    | \$ 1,471.98        | \$ 17,663.78        |
| <b>Cashflow</b>             | <b>\$ 319.03</b>   | <b>\$ 3,828.42</b>  |
| Loan Principal Paydown      |                    | \$ 2,247.48         |
| Appreciation                | 5%                 | \$ 14,750.00        |
| <b>Total Return</b>         |                    | <b>\$ 20,825.90</b> |

## ROI Metrics

|          |        |
|----------|--------|
| Cap Rate | 7.14%  |
| IRR      | 21.68% |

## Cash on Cash Returns

|                  | 25% down  | 30% down  | 40% down   |
|------------------|-----------|-----------|------------|
| Cash Outlay      | \$ 79,650 | \$ 94,400 | \$ 123,900 |
| Cash on Cash     | 4.81%     | 5.30%     | 5.94%      |
| Cash + Principal | 7.63%     | 7.53%     | 7.39%      |

# Sale Comps

**John Steffen**  
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 Prepared By John Steffen March 12, 2024

Property Type is 'Residential' Property Type is 'Residential' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 03/12/2024 to 09/14/2023 Latitude, Longitude is within 1.00 mi of 3821 Mercury St, Haltom City, TX 76111, USA State Or Province is one of 'Louisiana', 'Texas' Year Built is 1970 or less

## Market Analysis Summary | Residential

Listings as of 3/12/24 at 8:58 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                       | 20437160              | 3404 Clary AVE          | Fort Worth  | 3  | 2  | 1,399 | 1949 | 1/2/2      | No   | 0.172 | \$207.29 | \$295,000  | \$290,000  | 11/09/2023 | 98.3%     | 13   |
| 2                       | 20303034              | 3616 Yucca AVE          | Fort Worth  | 3  | 2  | 1,443 | 1947 | 2/2/4      | No   | 0.163 | \$205.82 | \$300,000  | \$297,000  | 11/07/2023 | 99.0%     | 190  |
| 3                       | 20440623              | 2808 Daisy LN           | Fort Worth  | 3  | 2  | 1,501 | 1948 | 0/0/0      | No   | 0.161 | \$163.22 | \$245,000  | \$245,000  | 01/26/2024 | 100.0%    | 93   |
| 4                       | 20471133              | 1420 Robinwood DR       | Fort Worth  | 4  | 2  | 1,566 | 1946 | 0/0/0      | No   | 0.193 | \$172.41 | \$289,000  | \$270,000  | 02/06/2024 | 93.4%     | 4    |
| 5                       | 20386382              | 2802 Springdale RD      | Fort Worth  | 4  | 2  | 1,633 | 1947 | 0/0/0      | No   | 0.207 | \$152.48 | \$249,900  | \$249,000  | 09/25/2023 | 99.6%     | 13   |
| 6                       | 20459882              | 1654 Eagle DR           | Fort Worth  | 4  | 2  | 1,800 | 1946 | 2/2/2      | No   | 0.207 | \$165.00 | \$298,000  | \$297,000  | 11/09/2023 | 99.7%     | 4    |
| 7                       | 20447313              | 3217 Edith LN           | Haltom City | 3  | 2  | 1,840 | 1956 | 1/2/3      | No   | 0.219 | \$143.21 | \$240,000  | \$263,500  | 11/16/2023 | 109.8%    | 5    |
|                         |                       |                         | <b>Min</b>  | 3  | 2  | 1,399 | 1946 | 1/2/2      |      | 0.161 | \$143.21 | \$240,000  | \$245,000  |            | 93.4%     | 4    |
|                         |                       |                         | <b>Max</b>  | 4  | 2  | 1,840 | 1956 | 0/0/0      |      | 0.219 | \$207.29 | \$300,000  | \$297,000  |            | 109.8%    | 190  |
|                         |                       |                         | <b>Avg</b>  | 3  | 2  | 1,597 | 1948 | 2/2/4      |      | 0.189 | \$172.78 | \$273,843  | \$273,071  |            | 100.0%    | 46   |
|                         |                       |                         | <b>Med</b>  | 3  | 2  | 1,566 | 1947 | 1/1/2      |      | 0.193 | \$165.00 | \$289,000  | \$270,000  |            | 99.6%     | 13   |
| <b>7</b>                | <b>Total Listings</b> | <b>Average for all:</b> |             | 3  | 2  | 1,597 | 1948 | 1/1/2      |      | 0.189 | \$172.78 | \$273,843  | \$273,071  |            | 100.0%    | 46   |
|                         |                       | <b>Median for all:</b>  |             | 3  | 2  | 1,566 | 1947 | 1/2/2      |      | 0.193 | \$165.00 | \$289,000  | \$270,000  |            | 99.6%     | 13   |

|                         | Min                  | Max       | Avg       | Med       |
|-------------------------|----------------------|-----------|-----------|-----------|
| <b>Quick Statistics</b> | List Price \$240,000 | \$300,000 | \$273,843 | \$289,000 |
|                         | Sale Price \$245,000 | \$297,000 | \$273,071 | \$270,000 |
|                         | Sale / List 93.4%    | 109.8%    | 100.0%    | 99.6%     |

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# Rent Comps

John Steffen

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Ph:

Prepared By John Steffen

March 12, 2024

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 03/12/2024 to 09/14/2023 Latitude, Longitude is within 1.00 mi of 3821 Mercury St, Haltom City, TX 76111, USA State Or Province is one of 'Louisiana', 'Texas'

## Market Analysis Summary | Residential Lease

Listings as of 3/12/24 at 9:00 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                       | 20414880 | 2919 Van Horn AVE    | Fort Worth  | 3   | 2  | 1,061 | 2006  | 0/0/0      | No    | 0.172 | \$1.27  | \$1,350    | \$1,350    | 09/27/2023 | 100.0%    | 31   |
| 2                       | 20455005 | 1604 Eagle DR        | Fort Worth  | 3   | 1  | 1,200 | 1945  | 0/0/0      | No    | 0.397 | \$1.25  | \$1,500    | \$1,500    | 10/21/2023 | 100.0%    | 6    |
| 3                       | 20492118 | 1723 Oak Knoll DR #5 | Haltom City | 3   | 1  | 675   | 1931  | 0/0/0      | No    | 0.518 | \$2.22  | \$1,500    | \$1,500    | 01/15/2024 | 100.0%    | 37   |
| 4                       | 20508851 | 3916 Carnation AVE   | Haltom City | 3   | 1  | 1,350 | 1948  | 0/5/0      | No    | 0.370 | \$1.30  | \$1,750    | \$1,750    | 01/15/2024 | 100.0%    | 6    |
| 5                       | 20519646 | 2904 Watauga RD      | Fort Worth  | 3   | 2  | 1,447 | 1949  | 1/0/1      | No    | 0.171 | \$1.24  | \$1,795    | \$1,795    | 03/04/2024 | 100.0%    | 38   |
| 6                       | 20424194 | 3112 Yucca AVE       | Fort Worth  | 3   | 2  | 1,599 | 1939  | 0/2/2      | No    | 0.163 | \$1.31  | \$2,200    | \$2,100    | 11/25/2023 | 95.5%     | 71   |
| 7                       | 20466028 | 1604 Eagle DR        | Fort Worth  | 1   | 1  | 450   | 1945  | 0/0/0      | No    | 0.397 | \$1.44  | \$500      | \$650      | 11/16/2023 | 130.0%    | 5    |
| 8                       | 20373737 | 1818 Oakwood ST #B   | Haltom City | 1   | 1  | 600   | 1946  | 0/0/0      | No    | 0.222 | \$1.75  | \$1,050    | \$1,050    | 10/23/2023 | 100.0%    | 109  |
|                         |          |                      |             | Min | 1  | 1     | 450   | 1931       | 0/0/0 | 0.163 | \$1.24  | \$500      | \$650      |            | 95.5%     | 5    |
|                         |          |                      |             | Max | 3  | 2     | 1,599 | 2006       | 0/0/0 | 0.518 | \$2.22  | \$2,200    | \$2,100    |            | 130.0%    | 109  |
|                         |          |                      |             | Avg | 3  | 1     | 1,048 | 1951       | 1/5/2 | 0.301 | \$1.47  | \$1,456    | \$1,462    |            | 103.2%    | 38   |
|                         |          |                      |             | Med | 3  | 1     | 1,131 | 1946       | 0/1/0 | 0.296 | \$1.30  | \$1,500    | \$1,500    |            | 100.0%    | 34   |

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**Total Listings**

**Average for all:**  
**Median for all:**

|   |   |       |      |       |       |        |         |         |        |    |
|---|---|-------|------|-------|-------|--------|---------|---------|--------|----|
| 3 | 1 | 1,048 | 1951 | 0/1/0 | 0.301 | \$1.47 | \$1,456 | \$1,462 | 103.2% | 38 |
| 3 | 1 | 1,131 | 1946 | 0/0/0 | 0.296 | \$1.30 | \$1,500 | \$1,500 | 100.0% | 34 |

**Quick Statistics**

|             | Min   | Max     | Avg     | Med     |
|-------------|-------|---------|---------|---------|
| List Price  | \$500 | \$2,200 | \$1,456 | \$1,500 |
| Sale Price  | \$650 | \$2,100 | \$1,462 | \$1,500 |
| Sale / List | 95.5% | 130.0%  | 103.2%  | 100.0%  |

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